

DE TIJGER Estate

Home Owners Association

Newsletter No 1: January 2022

Dear owners and residents

After the festive season we are all back to face 2022. We trust that you all had a good time with family and friends. We wish all a very prosperous year and that we all will enjoy our stay in the estate. We trust that the 4th wave of Covid is finally on its way out and that we can soon return to normality. For now, we ask all to adhere to social distancing as this is the right thing to do. Respect others and ensure that you are not the reason why Covid is spreading to others.

1. Security

The past few months was a relatively quiet period and we are thankful that there is very little to report.

Lately however, we had a few incidents which have been disturbing. Big items have disappeared over night and it becomes obvious that some transport (or other means) must have been involved in order to remove the big items that were stolen. The theft was mostly related to residents in Madelein street, at the top of the embankment, but it is still disturbing that this is happening so close to us. We are in communication with these owners and want to see how we can address and assist each other regarding these problems. Theft was related to very specific items and it looks as if those involved knew exactly what they were looking for.

Please report any security-related incident to **District Watch Control Room at 021-559-3024**. Early reporting is important to ensure DW can respond soonest. We therefore request residents to phone DW soonest and then confirm on the Security Group that the incident was reported. This will ensure that all are aware of the action taken. Our coordinator for all security related aspects within the estate is **Michael Theart 082 375 3296**. While Mike is recovering from a medical operation, Theo Ehlers (072 811 9817) will stand in for Mike.

Security Office. The construction of the security office has progressed well and we are proud of the high quality of work that we have experienced. The building will be handed over to the estate by middle of February 2022. Progress is mostly related to the connection of electricity and sewer lines to the property. The same applies to a Vuma fibre connection, which will be installed once all the work has been completed.



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The transfer of all the CCTV equipment and monitors to the new security office is scheduled for the first week of March 2022 (new financial year). At present we are negotiating with a few security companies to provide the service to man and monitor the new office. New operational procedures needs to be implemented to ensure all are clear regarding the operation of the office and the scope of work for the personnel that will man the office.

We are using the same opportunity to enhance the gardens at the entrance and hope that we soon will have a neat appearance.

2. DTE website: www.detijgerestate.co.za.

We would like to encourage residents to use the DTE website: www.detijgerestate.co.za. The intention is to add more potentially useful information to the site and provide documents and letters to update owners and residents on relevant details and about developments in the estate.

Residents are also encouraged to provide comments on how to improve the webpage.

The webpage also includes the “Rule Book” that provides guidelines for building renovations, other improvements and general rules of the estate.

3. Service & Infrastructure

We are glad to report that most of the potholes that have been reported have been fixed. The same applies to street lights. Extensive work was done on the repair in upper Dauphin street where serious subsidence of the road was experienced. Please report all problems directly to the CoCT. Relevant municipal contact numbers are available on the DTE website at www.detijgerestate.co.za

4. Building Plans

One new building plan (minor works) was approved during the reporting period.

Action is ongoing against owners who are still in non-compliance with the estate’s architectural rules and who have so far ignored the fines levied on them, through the Community Scheme’s Ombud System.

Be aware that all building works must be approved by the trustees before submission to the municipality. See details in the “Rule Book”.

We are also glad to see quite a few owners that have painted their houses and done some other improvements to their properties.

5. Gardens

Inspection of properties is done on a monthly basis. We are proud of those that do make an effort to improve the looks of their properties. But, we sadly also need to report that there are a few properties where the residents are continuously reminded that they need to improve the condition of their properties. The winning garden for this month is 86 Simone street:

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Let us work on those gardens that are not doing our estate proud. Talk to your neighbours and encourage them to take pride in where we live.

6. HoA Rules

Minor updates were accepted during the AGM and we would like to highlight these areas again:

- Submission of plans to be in electronic format as required by municipality. The application form is now included in Annexure D (can be down loaded from estate website).
- Definition of boundary walls were presented with more clear description of the requirements – especially regarding front and back yard fencing.
- Feeding of doves, crows and guinea fowl is now officially not permitted and could relate to a fine.
- Those expanding their gardens on the embankment, need to formally apply for approval and an agreement. Problems exist when change of ownership is applicable and the new owner does not want to take over the embankment responsibility – existing owner then needs to reinstate the area in order not to burden the HOA with upkeep and maintenance of these expansions.
- Continuous noise exceeding the municipal by-law levels could be subject to a fine. This relates to music, generators and grinders, but not limited to.

On the last point we would like to confirm that we have received quite a few complaints lately regarding barking dogs. In quite a few cases it is related to dogs that normally do not bark when owners are at home. The problem starts when the animals are left alone at home. Do ensure that when you leave your dog at home that sufficient food and protection (a kennel) is provided.

DTE Board of Trustees: 2022/23
January 2022

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Managing Agents - DTST:

De Tijger Sectional Title Pty Ltd (DTST) is the Managing Agent for the estate. Their contact details are as follows:

Offices: Unit 1, Canal Edge IIIA, Fountain Drive, Tyger Waterfront, Carl Cronje Drive, Bellville, 7530

Postal Address: PO Box 3632, Tyger Valley, 7536.

(t) (021) 914 0172 / (f) (021) 914 0178

Access & General Inquires - reception@dtst.co.za

Maintenance Issues - maintenance@dtst.co.za / admin@dtst.co.za

Account & Levy Queries: Marli de Villiers - accounts1@dtst.co.za

Complaints - info@dtst.co.za

Clearance Certificates - lcc@dtst.co.za

General Concerns & Trustee Matters - jan@dtst.co.za

District Watch Security Control Room Tel no: 021-559-3024

Contact Details of 2021-2022 De Tijger Estate Board of Trustees

Name	Photo	Portfolio	Address	e-mail address	Phone Number
Stan Hilliar		Webpage updates & maintenance	19 Simone st	stanhilliar@gmail.com	082 334 8636
Roelof Loots		Chairman Signatory Embankment Budget & Finance Building Plans	40 Chantell st	rlots2@gmail.com	071 987 6376
Julian Matthews		Gardens, Parks & Aesthetics	17 Dauphine st	julesmatt35@gmail.com	082 902 5675 021 930 6009
Colette McLeod		Signatory Accounts & payments Infrastructure	1 Dominique st	MrsMac101@gmail.com	081 784 4500
Michael Theart		Security & Entrance Monitor	22 Chantell st	miketheart@gmail.com	082 375 3296
Theo Ehlers		Security Office & municipality co-ordinator	90 Simone st	theo.ehlers24@gmail.com	072 811 9817