

DE TIJGER ESTATE

Home Owners Association

Newsletter No 5: August 2022

Dear owners and residents

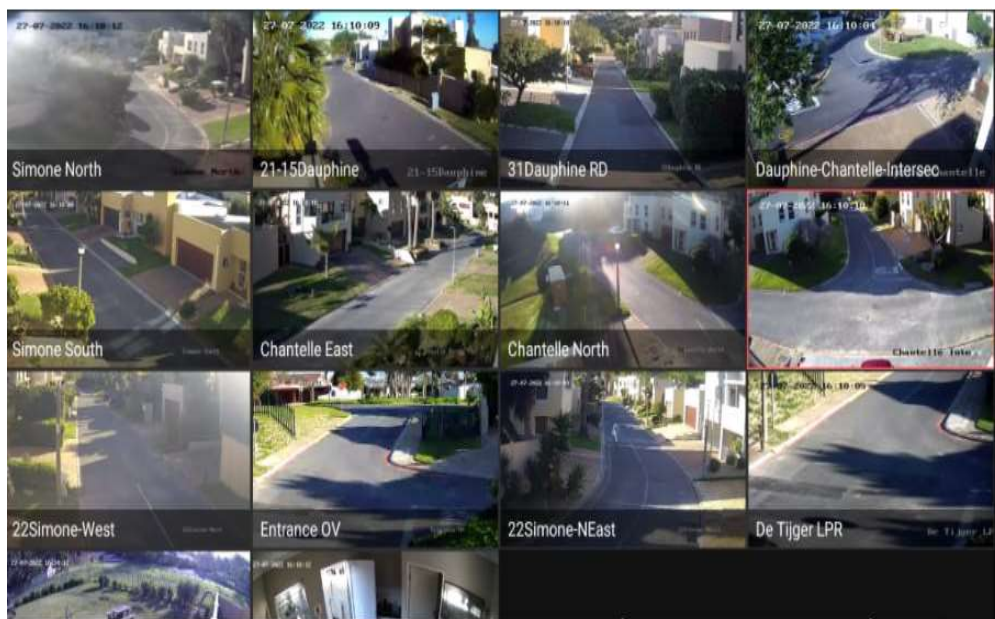
We trust that the new government plans for reducing the load shedding will provide positive results in the near future and that we can adjust to normality and eliminate the running around looking for new batteries for our torches!! The winter has also provided us with plenty beautiful sunny days, but we also need the rain to ensure our dams will fill up for the summer months to come. We need to balance the good and the bad!!!

1. Security

Despite the problems, regarding electrical and sewer connections, we now have a fully operational security office. The security office has been operational for just more than one month and we can report that we have had only positive feedback. There has been a few teething problems that we had to overcome, but we have addressed them and trust that we will, with time, have a good system that works for all of us.

The CCTV system is now providing us with the required real time monitoring of all the areas where we have cameras. Even during load shedding, when we all are in the dark, these cameras use infra-red to show a clear picture of what is happening in our streets!! This is one of the most ensuring aspects of our upgraded system. No matter how dark – security will see what is happening in our streets!! During these dark hours we also have a bright light at the security office that will ensure that even in these hours of darkness, the guards can still monitor all movement in and out of the estate.

We will arrange for an open evening when those that want to see how our camera system work can come and view the security office.



To ensure that we improve on our system, we are inviting residents to provide us with input on how we can improve on the system and make sure it meets our expectations. The required **Security Rules**

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and Procedures were drawn up and are available on our website. Please review this and ensure that we follow the rules and procedures. We however also need feedback from residents to improve on these rules and procedures so that we can improve and ensure that the system is effective and will work for all.

The security office is now part of our security WhatsApp group. They will monitor via the WhatsApp group any serious matter in the estate. They will however not leave the security office as it is their duty to monitor the CCTV cameras. If there is a suspicious activity in your area, then send a WhatsApp (with an address) so they can monitor the incident on their TV screen. If serious, they will contact District Watch to send a patrol car to investigate. Alternatively they can monitor the area (vagrant) to monitor what is happening, or where the vagrant is moving.

Remember that your personal security provider is still responsible for any security related incident on your property.

Our coordinator for all security related aspects within the estate is **Michael Theart 082 375 3296**.

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 there are no prominent potholes in the estate. We are aware of the potholes at the far corner in Simone street. These potholes are the result of seepage water (fountain) and will need to be properly fixed by the municipality – it is not just a small patching problem. Street lights are all working – one in Chantell street is broken and needs to be replaced. 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 / improvement was approved during the reporting period.

There are a few “building projects” on going in the estate and we are glad that residents are improving their property.

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

5. Gardens

Inspection of properties is done on a regular 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

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properties where the residents are continuously reminded that they need to improve the condition of their properties.

DTE Board of Trustees: 2022/23

July 2022

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 - mp@dtst.co.za

Clearance Certificates - lcc@dtst.co.za

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

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

Contact Details of 2022-2023 De Tijger Estate Board of Trustees

Name	Photo	Portfolio	Address	e-mail address	Phone Number
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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
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