

DE TIJGER Estate

Home Owners Association

Newsletter No 3: May 2022

Dear owners and residents

After the hot summer we can enjoy these autumn days before winter sets in. We trust that the rest of the year will be joyful and that Covid and high fuel prices will not put a damper on the rest of the year.

1. Security

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

Security Office: We are now focusing on getting the security office up and running. The status is still the same where we are still waiting on the City of Cape Town to provide the required electricity and sewer connections. Once this is done we can get the security office up and running within a week.



The installer of the CCTV equipment has procured all and can move our monitor system from District Watch (DW) offices to our own office at short notice, once we have electricity. The agreement with DW is ready to be signed and implemented in a very short period. So let us hope that the CoCT up their service and commit to what they need to do.

During the Annual General Meeting (AGM), which is planned for 25 May 2022, we will expand on the security office and how it will be run. With the documents that will be sent out to all owners in preparation of the AGM, will be the Security Rules and Procedures document. We request that you read the document and provide input in order to provide a workable document that will suit us as De Tijger Estate community. During the AGM we will discuss and change certain aspects as we collectively need to come up with a system that will work for us. The system is to improve security within the estate and to ensure that we can all enjoy our stay within the estate.

General: 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

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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 all potholes have been fixed. The same applies to street lights. 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

Three new building plans / improvements were 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 32 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.

Do consider those around you and ensure that you are not part of any nuisance. Let us strive to live in harmony with all, this will ensure that we all look forward to coming home where we can a joyful stay.

DTE Board of Trustees: 2021/22

May 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

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