

DE TIJGER ESTATE

Home Owners Association

Newsletter No 7: November 2022

Dear owners and residents

The year is winding down and many of us will be taking leave during the festive season. We wish all our residents a happy festive season with family and friends. For those that will be taking the long road to their holiday destination, we wish you safe driving. Let us all take precaution in staying safe and responsible in all we are doing. Do take your neighbours and others in consideration and let us all have a peaceful time and enjoy our stay within the estate.

1. Security

We have resolved the teething problems that we experienced with the operation of the security office. All cameras now have UPS backup to ensure that even in the darkest hours of load shedding we still have an operational security office. We have only had positive feedback on the security office and we all feel more safe and secure than in the past.

The security office has proven its worth and assisted in the prevention of potential vagrants to enter the estate. Since the introduction of the security system, we effectively had no problems in the estate and no complaints. The CCTV system is now providing us with the required real time monitoring of all the areas where we have cameras. Due to the camera system we have detected more than one transgression and can now get the required footage if required of a particular incident.

The required **Security Rules and Procedures** 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.

Please 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. Parks and Embankment

The garden at the entrance is now taking shape and plants are getting bigger now that they have established themselves. The clay excavation at the security office is in the process of becoming a

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proper lawn. The garden, together with the new security office, provides an entrance that does our estate proud.

During the month of October, we had our maintenance team in to remove invasive plants and trim our trees on the embankment. We are attending to this progressively twice a year. This year we have experimented by cutting some of the tall blue gum trees shorter. It is a balance between cutting them too short and only be left with dead stumps, or just cut them shorter where they will become less prone to be blown over by strong winds.



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

We have updated our webpage, and would like to encourage residents to visit and use the DTE website. Please visit our website at : www.detijgerestate.co.za.

On the website you will find the “Rule Book” which will guide and ensure all building related activities are compliant with the rules in the estate. There are other documents and information as well. 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.

4. 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. We encourage residents to please report all problems directly to the CoCT. Relevant municipal contact numbers are available on the DTE website.

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5. Building Plans

No new building or improvement plans were submitted during the reporting period.

The two new houses in the estate is progressing slowly. The painting on the outside has started and should soon blend in with the rest of the estate. Two other houses were painted in the reporting period. We would like to encourage owners to keep their properties in a pristine condition.

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

6. Gardens

Inspection of properties is done on a regular basis. We are proud of those residents 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 continuously have to be reminded that they need to improve the condition of their properties.

The winning garden for this month is 3 Dominique. Always neat with a lot of effort going in to it.



7. Animals

New complaints regarding barking dogs were one of the discussion points on the estate WhatsApp group the past weeks. The Rule Book makes provision for fines after two warnings have been served on the dog owner. The process however starts with lodging a complaint with the Estate Managing Agents. Dog owners often state that it was a once off incident when the dog was chasing a cat or when the dog was left alone at home – or that the complainant is just over sensitive regarding the few times that the dog barks. The complaints regarding barking dogs must therefore be addressed

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collectively by neighbours to ensure there are a few complaints and ensure sufficient complaints to be taken seriously. Often complainants say: "but please don't say that it was me that complained" – this does not help. The most effective way to resolve any noise issue is to submit a complaint with City of Cape Town Law Enforcement who has the muscle to address these issues in an amicable and legal manner – especially if more than one complaint is received regarding the noise source. Below is the procedure to submit a complaint with the CoCT.

Report noise to Law Enforcement



Follow the steps below to report noise online:

- Go to [e-Services](#)
- Create a service request
- Select Law Enforcement from the group drop down menu
- Select noise nuisance from the service drop down menu
- Describe the noise you are experiencing
- Submit

8. Noise

With load shedding now moving to mostly stages 4 and 5, there may be some of us that are considering purchasing a generator to survive the extended hours of darkness. Please be reminded however that the City of Cape Town by-laws dictate that no equipment may exceed the noise levels of 55dB during daytime (6am to 9pm) and 45dB during night time (9pm to 6am) in residential areas. This applies to loud music, generators, grinders and other equipment.

DTE Board of Trustees: 2022/23
November 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

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

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