

DE TIJGER ESTATE

Home Owners Association

Newsletter No 6: September 2022

Dear owners and residents

Load shedding is causing more discomfort at home and has a serious impact on the economy. This is compounded by high fuel prices. The low rainfall during the winter months will possibly also put some restrictions on water usage during the coming summer months. We trust that the summer will not be too severe, which could potentially cause a higher demand for water. Despite these impacts, let us strive to live in harmony with each other so we can enjoy coming home and partly put aside these external problems.

1. Security

We have now resolved most of the teething problems that we experienced with the operation of the new security office. All cameras have been serviced and adjusted where required. 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 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 assuring aspects of our upgraded system. No matter how dark – the security guard will still be able to monitor our streets. We also have a bright light at the security office that will ensure the guards can still monitor all movements around the guard house and in and out of the estate, during load shedding.

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**.

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

We would like to encourage residents to visit and use the DTE website to ensure they are compliant with the rules in the estate. Please visit our website at : 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. We encourage residents to please report all problems directly to the CoCT. Relevant municipal contact numbers are available on the DTE website.

4. Building Plans

One new building plan / improvement was approved during the reporting period.

There are a few “building projects” ongoing in the estate at the moment and we are glad that residents are improving their properties.

Please 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 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.

6. Animals

We have had a few complaints during the last period regarding animals.

Complaints have been received regarding roaming cats that misuse neighbours yards, and even paid visits to certain houses in the middle of the night. Spaying of cats removes most of these behavioural problems.

The biggest complaint is however against barking dogs. It seems that the problem is more prominent when owners are not at home, and therefore do not realise that their dogs are a nuisance to neighbours. Barking dogs are mostly dogs that do not get sufficient attention from their owners.

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The following guidelines from animal lovers are provided to remedy the situation:

- Animals to be loved and treated fairly.
- They seek companionship, not to be teased or harassed.
- Food and clean water that is provided daily.
- Plenty of space to move around.
- A healthy environment that is cleaned regularly of poop, fleas and ticks.
- Healthcare, vaccinations and regular check-ups.
- Activity to stay physically and mentally healthy.
- Safe enclosed surroundings to ensure they can't wander outside their premises.
- Training to be able to adapt to the human household and community.
- Shelter to keep warm in cold weather and shade from the sun in hot weather.

7. Noise

With load shedding now moving to stages 5 and 6, there may be some of us that are considering to purchase 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
September 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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