

DE TIJGER ESTATE

Home Owners Association

Newsletter No 8: January 2023

Dear owners and residents

The first month of the new year is already heading to an end. We however still would like to wish all our residents a prosperous year and trust this year will end well, despite all the dark clouds on the horizon. Staying positive and with the support from all, we hope that we all will enjoy our stay in the Estate. During the festive period it was good to see people reaching out to each other and that there is so much goodwill within the estate. We especially enjoyed and appreciated the volunteer "Father Christmas" who brought excitement to those kiddies that received their presents from him. Thank you to Pieter Kotze.



1. Security

The security office has proven its worth and assisted in the prevention of potential vagrants entering the estate. Since the introduction of the security system, we have effectively had no problems in the estate and no complaints. The CCTV system is 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 (or vagrant) to monitor what is happening, or where the vagrant is moving.

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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 providing a welcome to all residents and visitors. The grass at the play park is also getting more attention and despite the summer heat, looks reasonable and green.

We notice more children are playing in the "gat" which is effectively a retention pond. This is no problem, we just want to remind all to leave all areas in a clean and neat condition, when they leave.

We also notice more children in the estate this year. We however, need to caution children on bicycles not to cut corners at intersections, as colliding with oncoming traffic could be disastrous. Parents, please caution your children about this.

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 of 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. Some street lights have been reported as faulty. Some lights only dim with intervals and are often not noticed as faulty, when inspection is done. We encourage residents to report all problems directly to the CoCT. Relevant municipal contact numbers are available on the DTE website.

5. Building Plans

Two new building or improvement plans were submitted during the reporting period.

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

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6. Gardens

Inspection of properties is done on a regular basis. We are proud of those residents who 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 12 Chantell Crescent.



7. Monthly Levies

Monthly levies will increase as from 01 March 2023, which is the beginning of the new financial year. The new levies will be R615 per month. As agreed during the AGM, as held in May 2022, the increase is based on a security levy of R100 per month for the running of the security office, together with a 3% increase for inflation. $R500 + R100 + R15 = R615$.

8. Solar Systems

We have noticed that more owners are reverting to solar systems, ensuring less dependence on Eskom, especially during the load shedding periods. There is no restriction on solar panels, as long as they are on the roof and do not have a visual impact to your neighbours and others. Generators are restricted to the City of Cape Town by-laws that 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
January 2023

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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

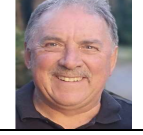
Complaints - mp@dtst.co.za

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
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