

DE TIJGER ESTATE

Home Owners Association

Newsletter No 9: March 2023

Dear owners and residents

The change of season is in the air, and so has the first term come to an end. Early rains have given an extra green to all plants after the summer season. It was also heart-warming to see that residents are living in harmony. Residents making their parking areas available on evenings when neighbours were having a function, is a good example. It has been proven that those that live in harmony are much happier and makes it easier to reaching out to others. Visitors also complement our estate and are amazed at the gem that we live in, so close to schools, shopping centres and other facilities.

1. Security

The security office has proven its worth and assisted in the prevention of potential vagrants entering the estate. All residents seems to be more relaxed and it is good to see more people walking in the estate.

We are proud to say the one of our regular guards, Martin Baartman, was nominated as the employee of the month at North Guarding. Michael Theart and Theo Ehlers were proud to present Martin with his well-deserved certificate.



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 within 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 board at the entrance was re-painted and provides a nice welcome to all. Thanks to Theo Ehlers for his time, paint and effort to make a change within the estate.



In middle April we will have our contractor on site to attend to the invasive plants on the embankment. We will also trim some of the gumtrees as part of our 6 month maintenance effort on the embankment. We normally restrict the work to 5 working days to ensure the noise of chainsaws are of limited duration.

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

The municipality does regular inspections of the estate and it must be confirmed that lights and potholes are attended to. 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. We are in contact with the engineering department at the CoCT to see if urgent attention can be given to this problem. We encourage residents to report all problems directly to the CoCT. Relevant municipal contact numbers are available on the DTE website.

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5. Building Plans

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 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 5 Chantell Crescent. Congratulations to the Bartletts – we appreciate your effort!!



7. Monthly Levies

In the previous Newsletter we informed you of the levies that will increase as from 01 March 2023. As was explained to you in a letter from our Managing Agents, there is a new requirement that all properties in estates needs to pay a monthly fee of R2,25 towards the ombudsman's office. This must be paid separately from the monthly fee and paid over directly to the ombudsman. It is therefore not part of the HOA budget. As we have undertaken that the “levies” will not exceed R615 pm, the budget was reduced to accommodate the undertaking of not exceeding R615 pm.

The involvement of the ombudsman in non-conformance issues is now made easier due to the “direct” line to the ombudsman's office which we have used to good effect to date.

8. Solar Systems

With the increased emphasis on the use of solar panels by the City of Cape Town, the “Rule Book” will formally be updated to accommodate the new requirement. 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.

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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

March 2023

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: Cariyetten van Niekerk - 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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