



Voortrekker Park

Huiseienaarsvereniging | Home Owners Association

HOFMEYER ST, STRAND, 7140
Tel: 072 686 0076 | E-pos: vphv123@gmail.com

Newsletter 1\2022

February 2022

All Residents

It is our privilege to send out this first newsletter for 2022.

A big "Thank you" to all homeowners (members) for attending our AGM 2021. A warm welcome to new homeowners and lessees. We trust that you will really enjoy your stay here!

It is the Executive Committee's dream and wish that everyone in the complex will strive to achieve **our goals for 2022.**

1. **To create a spirit of community and caring within the complex.**
2. **To focus this year again on the aesthetics of the complex.**

Let us be positive, loving and caring people and remove all negativity from our human nature.

The Executive Committee (EC) and their portfolios are as follows:

Leon Mostert	-	Chairman (Finances)
Shirley Boom	-	Vice - Chairman (Buying, Selling and Leasing of properties)
Frans Nel	-	Member (Safety, Technical and Aesthetics)
Alun Palm	-	Member (Safety, Technical and Aesthetics)
Helene le Roux	-	Member (General discipline within the Complex and Hall/Functions)
Natasha van Schoor		Secretary

TenCents

TenCents handles this year again VP HOA's book keeping and we request anyone that has a query w.r.t. your account to **directly contact Ryno Bonthuys, on 021 8513330 / 068 540 1339 to discuss.**

Payments must be done to VPHEV and **always mention your unit and/store number.** Our banking details are: **VPHEV, ABSA, Account No. 4084890621, and Branch Code 632005.**

MONTHLY RENTAL: CITY OF CAPE TOWN

The City of Cape Town (CoCT) Accounts Department advised VPHOA that there are residents that are in arrears with **several thousands of Rands** on their monthly rentals. They are currently busy with serious litigation against these residents.

The Executive Council do a serious appeal on these residents pay the arrears as soon as possible or to make arrangements with the City for down payment. According to our rental agreement with the City, they are entitled to claim such properties (units) and sell such, in order to recoup their losses.

CONTROLS

The EC would like to appeal to home owners to control the following w.r.t. their properties:

1. **Is your property insured at market value?**
2. **Do you have a serviced fire extinguisher?**
3. **Do you have an Electrical Certificate of Compliance (COC)?**
4. **Do you have a Gas Installation Compliance Certificate? (should you use gas appliances?)**

Should some of these items not be in place, your insurance could refuse cover, in case of a claim.

NEW MEMBERS OF THE EC

The two new members, Shirley Boom (unit 43) and Helene Le Roux (unit 99), started full steam in their new portfolios, Shirley controls the Rentals and Selling/Buying of units and Helene controls the Hall, Functions and General discipline.

Helene and her husband Bert already “tackled” the hall’s toilettes and kitchen portion and created “wonders” there! Shirley has her hands full with the large number of rentals and sales presently on the go.

The two ladies also work together on a “welcoming package” for new residents that will, amongst others, contain the Conduct Rules, abbreviated rules, emergency numbers and access discs. This all contributes towards the “spirit of community” within the complex.

The Notice Board at the post boxes will also get a revamp. We are looking forward to this!

GENERAL DISCIPLINE

Helene le Roux is this year responsible for the management of General Discipline in the Complex.

Residents, please ensure that you or your lessee is fully conversant with the rules and policies of the complex. If you are unsure of any rule or policy, please contact Natasha van Schoor (Cell 0847047287, or vphv123@gmail.com) to e-mail it to you. Please obey the stipulated rules, policies and Constitution.

PROBLEMS WITH NEIGHBOURS AND RESIDENTS

The resolution of problems with your neighbours and other residents is **primarily the responsibility of every resident**. If your neighbour or other resident does not heed your reasonable plea, contact the SAPS to report noise, foul language, domestic violence, etc. Advise the EC in writing and should the problems continue, the EC will act accordingly. Please note that the EC is not there to resolve petty feuds or quarrels between residents!

COVID REGULATIONS

We again do an appeal on residents to obey the current COVID regulations to protect yourself and co-residents against the pandemic.

COMPLAINTS / COMPLIMENTS

Only complaints received in writing will be addressed. If you submit a written complaint, you will receive a written response after the complaint was discussed at the monthly meeting and of any action that the EC will take.

CONTRACTORS

Contractors that will be busy in the complex for a considerable time, **MUST** from day one ensure that there are toilet facilities for their workers. This toilet must be kept hygienic at all times. No unnecessary loitering or walking about the complex will be tolerated.

IDENTITY CARDS FOR WORKERS

All workers entering the complex MUST have an identity card to work legally in the complex. The application forms and cards can be obtained at R20-00 from **Helene le Roux**. Workers without cards will be refused access. This arrangement is for everyone’s safety and we authorise any resident to request a worker’s identity card.

ELECTRICAL, WATER AND SEWAGE PROBLEMS

Please report this yourself to CoCT. The **emergency numbers** are attached to this newsletter. ELECTRICAL, WATER AND SEWERAGE problems are **not only the responsibility of the EC**. Only common problems affecting a number of residents will be addressed by the EC.

ACCESS GATE AND SPEED LIMIT

We again do an appeal on all residents to wait at the main entrance gate until it closes. **NO WORKERS OR UNOAUTHORISED VEHICLES MAY ENTER WITH YOU THROUGH THE GATE** while you wait there.

Our children and our residents are dear to us, so we again appeal to everyone to **obey the road signs, direction arrows, stop and other signs**, as well as the maximum speed of **10km\h**.

All vehicles must have a **VP HOA disc with the unit number on the left side of the windscreen for access to the complex. If you need a disc please contact Helene le Roux (Unit 99).**

SAFETY, TECHNICAL AND AESTETICS TEAM (FRANS / ALUN)

The year has already “kicked off” with a number of challenges and projects for the team.

ROAD SIGNS

Residents, you will note that we have **replaced the two YIELD SIGNS** between units 52-53 and 71-72 with **STOP SIGNS**.

The reason for this is to calm the traffic at these two intersections, especially for our **smaller children** that are not so alert at times!

We do a serious appeal that all vehicles, motorbikes, bicycles, “scooters” and toys will **STOP** there to avoid corrective response by the EC.

There is an **existing STOP SIGN** at the intersection at **unit 80** and in future we will ensure that traffic will **STOP there!**

DOCUMENTATION

Have you ever wondered what our (as owners) “rental agreement”, including annexures, with the City stipulates? As well as our Constitution (jointly negotiated with the City)? All these documents, including the “Conduct Rules” and various Policies as well as previous newsletters can be viewed on our Website.

We would like to invite everyone, including Lessees and prospective buyers to study the **documentation** on our website, www.vphomeowners.com , so that **we can all be informed** how the EC would like to manage the complex, **for everyone’s benefit**.

We also plan to post the Minutes of our AGM 2021 on our website. This will be “provisional” as the minutes usually get approved at the next AGM. The reason for this post that important decisions were taken at the last AGM.

The list of policies completed:

- 1.0 Operating Model
- 2.0 Conduct Rules (currently only in English)
- 3.0 Rules (abbreviated)
- 4.0 Infrastructure
- 5.0 Risk Management
- 6.0 Electrical
- 7.0 Shade Port
- 8.0 Fences
- 9.0 Wendy or Lean-to
- 10.0 Build Alterations (Outstanding because of on-going negotiations with the City). **See also the portion in this regard further in this newsletter.**
- 11.0 Hiring of Hall
- 12.0 Parking or storage of caravans or large trailers.
- 13.0 Wellpoint or Borehole
- 14.0 Access Control

- 15.0 Fines
- 16.0 Management Portfolios (outstanding)
- 17.0 Leasing and Selling of Units.

Any written suggestions or comments w.r.t. the Policies are welcome. The Constitution and Rental Agreement with the City can only be changed in conjunction with CoCT.

WELLPOINTS

The wellpoints were installed with the **focus on emergencies** like water **scarcity** and water **interruptions**. The wellpoint at the Hall-block has already dried up and only the wellpoint at the stores-block is currently operational.

In the case of water emergencies, **20 Liter water per unit per day are allowed in containers**. It was noted that in certain cases the well point water is abused. No garden hoses may be coupled to the wellpoint tap for personal use.

If abuse continues, the HOA EC will have no other choice but to lock the pump room and only use the wellpoint to irrigate the common area.

CSOS – COMMUNITY SCHEMES OMBUD SERVICES

VPHOA is registered with CSOS but because our “levy” is less than R500 per month, there is **no cost** to the HOA. We only use the CSOS rules as guidelines, where applicable.

REACTION TEAM

Two members of the reaction team left because of re-location. We want to thank Natasha and Reinard van Schoor for their service over the years.

Luckily we **gained three volunteers** to fill their boots. They are Khrysten and Shane Dempers (Unit 26), as well as John Kuhn (Unit 95).

A warm welcome to the new members from the Reaction Team!

FIRE FIGHTING EQUIPMENT

Equity Fire Solutions carried out a full test on our fire fighting equipment and the **system is certified** for another year. A few small improvements were suggested and we are currently awaiting a quotation therefor.

We want to thank the Reaction Team members and other interested residents that attended.

GENERAL BUILDING AND IMPROVEMENTS

NO GENERAL BUILDING OR IMPROVEMENTS OF ANY KIND, MAY CURRENTLY BE CARRIED OUT IN THE COMPLEX, BECAUSE THE CITY PLACED A MORATORIUM THEREON, UNTILL FURTHER NOTICE.

The Executive Council is still in negotiations with the City regarding this.

“Improvements” includes the addition of sun shields, Canvas or Tarpaulin covers and partitions on the outside of your “erf”. The EC does not support such “improvements” and neither do CoCT.

Residents, please let us not expose ourselves to actions by the City and thereby **also make it difficult for other residents in future!** You will be advised if there are any progress regarding this.

INSPECTIONS

Monthly inspections on properties are carried out by the aesthetics team. The list is being discussed at each monthly meeting and communications go out to owners where maintenance or repairs are required.

Thanks a lot to most of the residents that worked together with the EC on this. Your properties are looking great and adds value to the complex as a whole! Just remember that this is an ongoing process. Your property may comply this month, but not necessarily next month!

The following persons may be contacted in case you require any work to your property:

Bert le Roux – 084 471 4135 (*Bert also remove garden refuse and do general maintenance*)

Robert Keyser – 079 100 9282

Jannie Loubser – 083 271 1842

Philip Zwiegers - 082 780 8284

RENTALS AND SELLING OF UNITS

If you plan to lease or sell your unit, you must inform the EC. CoCT insists on this and has **tasked** the EC to be the link between the HOA and the City. If you want to use an agent, **the agent must inform the EC, so that the EC can present the necessary documentation.**

No Lessee or new Owner will be allowed access to the complex, **without the necessary information** as required by the EC.

Should you neglect to do the above, the occupation or transfer (session) of the unit will be delayed or may not happen at all!

NEWSLETTERS

Should you require a hard copy of the newsletter, please contact Natasha van Schoor to arrange this. Any request must please be in writing to the EC.

May the year ahead be a lovely and blessed one!

Best regards

EXECUTIVE COMMITTEE: VP HOA