



Voortrekker Park

Home Owners Association | Home Owners Association

HOFMEYER ST, BEACH, 7140

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Newsletter 1\2024

February 2024

Dear Homeowner\Tenant

We would like to wish everyone in our complex a very prosperous 2024, even though the year is already 2 months old. The Executive Committee welcomes all new homeowners and tenants. May each of you settle soon to the peaceful environment in which we are privileged to live in.

The Executive Committee (EC) meets monthly on Saturdays to deal with matters concerning the complex. It starts at 10 o'clock in the morning and often it takes up to 4 hours. If you want to see how your R150 levy per month is spent, please consult our 2023\2024 budget again.

The Executive Committee is very concerned about the outstanding rent with the City of Cape Town of R753 881-91.

We as EC are embarrassed by the large outstanding amount and it makes negotiations with the City of Cape Town very difficult.

The Voortrekker Park Home Owners Association is registered with CSOS and a case regarding fines has already been served before CSOS and the outcome of the case was that the owner (Member) had to pay the fines before a certain time to avoid further prosecution.

It is truly our dream and wish as the Executive Committee that all of us in the complex, will work hard to achieve the following goals for 2024:

1. **To promote a spirit of unity and caring in the complex.**
2. **To focus again this year on the aesthetic appearance of the complex, especially the appearance from outside the complex.**

The Executive Committee as well as their portfolios for 2024 are as follows:

Leon Mostert	-	Chairman (Finance)
Shirley Boom	-	Vice-Chairman (Buying, selling, lettings of houses)
Frans Nel	-	Member (Physical safety, Technical and Aesthetic)
Alum Palm	-	Member (Physical safety, Technical and Aesthetic)
Helene le Roux	-	Member (General discipline in the complex, Hall\Functions)
Andie Olivier	-	Co-opted Member (General discipline in the complex, Hall\Functions)
Natasha van Schoor	-	Secretary (Co-opted member without voting rights)

ACT ACCOUNTING

ACT Accounting handle VPHOA's bookkeeping again this year and we request that you address any inquiries regarding your accounts, directly with Hein Loots, on 021 8243873.

Payments must be made to **VPHEV** and please always state your house and/or storage number. The bank details are: VPHEV, ABSA, Account number 4084890621, Branch code 632005.

MONTHLY RENT: CITY OF CAPE TOWN

City of Cape Town's accounts department has notified the VPHOA EC that there are residents who are several thousand Rand in arrears on their monthly rental (levy). They have started taking serious legal action against these residents and have appointed lawyers in the Strand to collect the fees for the City of Cape Town.

The Executive Committee again makes a serious appeal on these residents to pay the outstanding amounts as soon as possible or to make arrangements regarding down payments. According to the Rental Agreement we have with the City of Cape Town, in certain cases, they can claim and sell such owners' houses to pay off the arrears.

If you are in arrears and wish to avoid legal action, please contact Monique Jaftha as soon as possible on 021-4440110 or send her an email to Monique.Jaftha@capetown.gov.za

CHECK LIST

The Executive Committee would like to request that all home owners **make sure** that the following documents\items of your unit are in place?

- 1. Is your property fully insured for 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 Certificate (COC) if you use gas in your home?**

If any of the above items are not in place, your insurance may refuse to pay out any claim.

GENERAL DISCIPLINE

Helene le Roux and Andie Olivier are responsible for maintaining the general discipline in the complex.

Residents, please make sure that you or your tenant are well aware of the complex's rules and policies. If you are unsure of any rule or policy, you can find it on our website or contact Natasha van Schoor (Cell 0847047287, or vphv123@gmail.com) to forward it to you. Please obey the laid down rules, Conduct Rules, policies and the VP HOA Constitution.

The HEC Executive Committee (EC) functions **together as a team**, and if you receive a letter from the EC, it comes after thorough consideration and a decision made by the entire EC. Please do not "confront" individual committee members if you feel aggrieved about a letter or notice you received. Such grievances can be e-mailed to vphv123@gmail.com. Or can be sent or delivered by hand to our secretary, Natasha Van Schoor (unit 80). There was recently a case where an EC member was publicly "taken on" and slandered in the presence of others, with accompanying crude language. Such actions will not be tolerated, and the EC will henceforth apply the appropriate measures if a repetition occurs.

GENERAL MEETING FEEDBACK

There was a general meeting held on 14 February 2024 with all residents of Voortrekker Park complex. Discussion points had to be handed in ahead of time to order the meeting. The meeting was very successful and we were able to work through the agenda in a reasonable time. The following discussion points with a brief summary of the outcome were as follows (not necessarily the order of the meeting):

TEENAGERS AND CHILDREN

There are very few complaints about the behaviour of the teenagers and children these days, apart from careless racing on bicycles, scooters and skateboards within the complex, sometimes against the direction arrows. There have been several "narrow escapes" reported to the EC. Parents/guardians, you are responsible for your child's behaviour in the Park. Remember, regret always comes too late!!

RECYCLING OF RECYCLABLE HOUSEHOLD WASTE/MATERIAL

This proposal has already been followed up and put in place. There is a WhatsApp group established, "VP Herwinning" with approximately 28 active members. If you want to join, or require a clean bag, just let Natasha know please? Clean bags will be placed in your mailbox. The storage of the full bags is behind the small office by the gate. Note – collectable materials only in the official clear bag is allowed.

PROBLEMS WITH NEIGHBORS\RESIDENTS

Solving problems with the neighbours or other residents is primarily the responsibility of each resident. If your neighbours or a resident do not want to comply with your **reasonable** request, then call the SAPS to e.g. address noise, music, crude language, etc. Also inform the Executive Committee in writing of such incident and we will act accordingly. Note that the EC is not there to resolve petty "feuds" between residents!

IDENTITY CARDS WORKERS

All workers entering the complex for work, **MUST** have an identity card to legally work in the complex. The application forms and ID Cards are available for R20-00 from Helene le Roux. Workers who do not have the cards will be refused entry. This arrangement is for the safety of all of us and we request residents to query any worker for the identification. Temporary cards are available. No unnecessary loitering about of workers will be allowed in the complex.

ELECTRICAL, WATER AND SEWER PROBLEMS

Please report it yourself to the City of Cape Town. The necessary emergency numbers have already been sent out. Electrical, water and sewage problems are not the responsibility of the Executive Committee alone. Only common problems (mainline) in this regard will be dealt with by the Executive Committee.

ENTRANCE GATE AND SPEED LIMIT

The speed limit for any type of transport, cars, motorbikes, kick bikes, skateboards and toys is strictly 10 km per hour. All residents are once again strongly urged to please wait at the entrance gate until it has closed. **NO WORKERS OR UNAUTHORIZED VEHICLES MAY PASS THROUGH THE GATE WITH YOU** while you wait there. It is concerning that certain residents only "rush through", without paying attention to this rule. Remember, all movement at the entrance gate is recorded and stored on camera.

WILD BIRDS (GEESE)

Feeding, giving water and shelter to the geese is strictly prohibited. Some residents hide the breeding nests and think the chicks are "too cute" when they hatch. As soon as they get bigger, they become a nuisance and never learn to become independent. They then become a big problem for all the residents of our complex by begging for food and cause a big mess behind them. They also destroy gardens and flower beds.

PETS

Pets are not allowed in the Park. Yes, there are stray cats that have made their home at certain units. If such an animal makes itself a nuisance, you are entitled to capture such animal and hand it over to an SPCA of your choice.

BUSINESSES OPERATED OUT OF THE COMPLEX

There is no rule in our Constitution that prevents businesses from being run from units. It is recommended to notify the EC, so that a letter is drawn up that you can show to complainants on demand. There is however one request, and that is to limit noise early in the morning and after hours as far as possible so that other residents are not disturbed unnecessarily.

PARKING

Please do not park on other owners' premises, without written permission from such owner. Parking in our complex is limited and there has been a lot of controversy over this behaviour.

TREES

The trees that were recently removed in the Park were negotiated between specific residents and the Municipal Management. The EC was not involved in this matter and had no insight into this either. Certain trees that were previously "marked" were not marked by the EC, as the EC are no "experts" on dangerous trees. The EC's policy 5.0 Risk Management, clearly states the EC's policy on trees.

RULES AND REGULATIONS (COMMUNICATION)

About 3 years ago, the UK started a website (www.vphomeowners.com) which contains all the necessary information that any resident may need. There has never been so much communication between the EC and the residents before. When you receive a letter or notice, the EC tries as far as possible to refer to the specific document and clause. Any smartphone, tablet or computer can access this web page.

REZONING FEEDBACK

The first step of rezoning, namely the accurate surveying of the property was supposed to start during January 2024, but despite inquiries, it has not yet started. The EC regularly follows up. Unfortunately, the **moratorium** on additions and improvements (enforced since April 2019) still remains in force.

MOTORCYCLES

It is every resident's right to use a motorcycle, whether for transport or leisure and the EC cannot prevent this. Motorcycles are noisy by nature and the EC and residents request that there will not be an unnecessary "revving of engines" that causes a disturbance. Please drive as slowly and as quietly as possible within the complex.

OPTIMUM USE OF THE HALL

The hall has been improved at great cost and a lot of work, where it is available to VP residents for meetings and functions, among other events. There have already been weddings and funeral services held in the hall. If you have a proposal for the optimal use of the hall, please put your proposal in writing and submit it to the EC for consideration. The EC in no way wants to "restrict" the use of the hall, but would like to protect the asset as much as possible. Please see our policy 11.1 in this regard.

LIBRARY PAINTING AND TOILET AMENITIES

A proposal was made that the library should be painted. Although the EC has not received any written application for it and this has not been budgeted for, the EC does undertake to investigate and do the necessary work. The application to build a toilet for the library cannot be considered due to the moratorium. The hall's toilets can be used and keys have already been made and handed over.

BRAAI FACILITIES AT THE HALL

Due to the moratorium, no permanent construction work can be done there. If a function/braai is organised, the paved square can be used for this, with the proviso that all safety arrangements for open fires are maintained.

ELECTION OF EXECUTIVE COMMITTEE MEMBERS

Our VP Constitution (May 2004) clearly spells out the process and requirements for the election of EC Members. However, it appears that owners (Members) do not know the requirements and recommend persons who do not qualify. Persons also accept nominations, while they do not qualify for nomination.

DARK AREAS DURING LOAD SHEDDING

If there are dark areas around your unit during load shedding, there is nothing to prevent you from installing battery lights outside your unit, as many residents have already done. Only get permission from your neighbours before doing this. Residents should know that the EC works according to a budget and that budget determines your monthly/annual levy.

THREATS OF FINES AND PENALTIES

Please be aware that the EC does not just "threaten" the levying of fines and penalties. The EC is very lenient as far as fines are concerned, but if you have not paid attention after four (4) notices, or have committed a serious offence, a fine or penalty will be levied. Please note that there is a very clear policy (15.1) on the application of fines.

COMPLAINTS\SUGGESTIONS\COMPLIMENTS

Only complaints, suggestions or compliments which are received **in writing** will be attended to. If you submit a written complaint or proposal, you will also receive written notice of the Executive Committee's decision/action after the monthly meeting.

MAIL

With the poor service of the Post Office and a recent misunderstanding about the distribution of post, the EC will no longer be involved with postal distribution in the future. From now on, each resident must manage his/her own mail service and delivery.

COURIER SERVICES AND FOOD DELIVERIES

Several cases have now been reported where the above-mentioned delivery services drive in the wrong direction, i.e. against the traffic. If they contact you from the entrance gate for a delivery, please explain to them that they must not drive against the traffic and must follow all road rules. If this behaviour continues, the EC will be obliged to keep such services outside, and request residents to pick up deliveries outside the entrance gate.

NEWSLETTERS / DOCUMENTS

If you would like the newsletters or documents that the Executive Committee sends out, in hard copy, please contact Natasha van Schoor to arrange this for you.

May the rest of 2024 be a special, healthy and blessed year for everyone in our complex.

Friendly greetings

EXECUTIVE COMMITTEE: VPHOA