



## Voortrekker Park

### Huiseienaarsvereniging | Home Owners Association

HOFMEYER ST, STRAND, 7140

Tel: 0072 686 0076 | Email: [vphv123@gmail.com](mailto:vphv123@gmail.com) | [www.vphomeowners.com](http://www.vphomeowners.com)

NEWSLETTER 1\2025

February 2025

Dear Home-owners and Tenants

The year 2025 has started at a fast pace and we are already a long way into the year. To everyone who were on holiday, welcome back and to those who stayed home, we hope you also enjoyed the holiday feeling in the complex. A big welcome to all the new owners and tenants.

#### NEW MANAGEMENT 2025

The Executive Committee and their portfolios for 2025 are as follows:

Leon Mostert	-	Member Chairperson ( <b>Finance</b> )
Frans Nel	-	Member Vice-Chair ( <b>Physical Safety, Technical and Aesthetic</b> )
Alun Palm	-	Member ( <b>Physical safety, Technical and Aesthetic</b> )
Shirley Boom	-	Member ( <b>Buying, selling, renting houses</b> )
Helene le Roux-	Member	( <b>General discipline in the complex, Hall\Functions</b> )
Andé Olivier	-	Co-opted Member ( <b>General discipline in the complex, Hall\Functions</b> )
Jannie Loubser-	Co-opted Member	( <b>Physical Safety, Technical and Aesthetic, Discipline</b> )
Natasha van Schoor	-	Secretary ( <b>Co-opted member without voting rights</b> )

The Executive Committee (EC) was expanded to accommodate new talent/ideas. Lida Vermeulen unfortunately resigned shortly after her appointment after delivering good work during December and Helene le Roux was elected in her place.

Another successful Annual General Meeting (AGM) was held during the month of December. It still appears as if a stay-away action was launched, which resulted in the necessary quorum **not** being obtained. Come on, homeowners, this reflects poorly on our complex and to CSOS (Community Schemes Ombud Services). This is to the detriment of all homeowners and residents. Please note that our Code of Conduct has been approved by all members present for the second year in a row and is available on our website.

**All complaints must be submitted IN WRITING to the EC, to which you will receive feedback as soon as possible, but no later than the first following monthly meeting. WhatsApp messages and Voice Notes will not be accepted, as there are no written record of it. PLEASE RESPECT THE PRIVACY OF THE EXECUTIVE COMMITTEE MEMBERS and do not visit them at home with the complex's problems. We kindly request your co-operation in this regard. All correspondence should go through our "portal" namely [vphv123@gmail.com](mailto:vphv123@gmail.com) or through our secretary, Natasha van Schoor (unit 80).**

#### REZONING

We again inquired at the beginning of February 2025 regarding the progress of the rezoning process and we are waiting for a response from the City of Cape Town. As far as we are concerned, all the necessary surveys have been done and the preparation of the Development Plan for approval by the City of Cape Town must now commence. We will keep you informed in this regard.

#### FINANCE

Many thanks to the approximately 40 home-owners who paid the full year's levies in advance and who therefore, also received the 10% discount, if their accounts showed a zero balance at the end of September 2024. We would also like to thank the owners who regular pay their R160.00 levies monthly.

However, there are some owners who neglect to pay their monthly levies, and fines have also been imposed on them, therefore we were forced to hand over some of the owners to our attorney for collection.

However, this results in unnecessary expenses for the VPHOA and the other home-owners, but we cannot fulfill our obligation if you do not pay. There are also owners who ignore the letters from the VPHEV's EC regarding levies and fines and they do not make arrangements with the EC or make payments. We rely on your co-operation in this regard.

If you have any queries regarding your monthly account, please contact Hein Loots, our bookkeeper, directly, and not any committee member. His contact details are 021-8243873 \ 0766004484, email [hein@actacc.co.za](mailto:hein@actacc.co.za)

Please always state your house number\store number when making payments:

**VPHEV**

ABSA BANK

Account number: 4084890621

Branch code 632005

### **SAFETY, TECHNICAL AND AESTHETICS**

Additional cameras have been installed at the stop signs at units 71 and 52 to monitor traffic. The stop sign at unit 80 is currently being discussed for installation of a camera. Only three members of the EC currently have access to the camera footage. It is appalling how these stop signs are ignored. Children playing, bicycles and pedestrians are at risk.

The testing and certification of our **fire fighting equipment**, will be held again soon. This will also serve as a training and demonstration opportunity for all residents, as well as the response team. You will be informed as soon as a date has been set.

Also remember that your fire extinguisher must be certified annually. This is very important as your insurance may refuse to acknowledge a claim in the event of a fire or fire damage.

**House inspection** is done on a monthly basis. The inspection team is very patient in this regard, but on the 4th reminder, you will be notified that a fine will be issued. Weeds, bushes, leaves, as well as litter, must please receive immediate attention and be removed.

The EC will be communicating more on the Information WhatsApp Group from now on, so if you are not on it yet, please contact Natasha to add your cell number. This way the necessary information can reach residents much faster.

**Wheelie bins** has started to become a problem for us as the Park Manager has warned that residents do not obey the rules. This has been communicated several times on the information group. Please make sure you know the rules and obey them.

Our complex, as well as the surrounding areas, have outdated infrastructure and there are often water and power outages. Please keep an eye on our Information channel (group), where we try to provide appropriate information, timeously.

If you are interested in joining our Recycling WhatsApp Group, please contact Natasha (unit 80) to place your cell number on the group. The transparent recycling plastic bags can be obtained from Natasha or Frans Nel (unit 69).

### **BUYING, SELLING AND RENTING PROPERTIES**

Units offered for sale, must be "compliant". This means that the Unit should be built like the approved building plans. Only the City of Cape Town can approve building plans or alterations. No verbal agreements. The EC also cannot approve any building plans or does not approve any changes.

There are many units that have been sold that are "non-compliant". Some that have received special permission from the City of Cape Town was transferred to the new owner.

These units still need to have new building plans drawn up so they can be approved by CoCT before they can be sold again.

At this stage, as you know, there is a moratorium on any external additions and for this reason, no plans can be approved. The moratorium is due to the incorrect zoning of our complex. After a meeting held by the City of Cape Town, they decided that the new Completed building plans can now be sent to one of the following addresses for **re-consideration**:

Helderberg.hub@capetown.gov.za

Estelle.Goosen@capetown.gov.za

Daan.Visser@capetown.gov.za

Daan Visser can also be contacted at 021-444-4618 or Estelle Goosen (secretary) on 021 400 2440.

There are also currently "non-compliant" units that have not yet been transferred. The Current owners must please follow the process above before applying for the unit to be transferred to the new owners.

If for any reason the unit cannot be transferred to the new owner, the new owner remains an "occupational tenant" and a lease must be entered into with the current owner.

### **GENERAL DISCIPLINE**

There are still workers in our complex without displaying **worker cards**. There are cards for "regular workers", as well as "day contract workers". Regular worker cards are available at R20 each and day contract worker cards are free. If you hire a new worker, a new card must be made. A worker may not work at another residence with a card from another residence.

Some **children** are still seen playing in other residents' plots where plants are damaged. Please tell your child to stay out of other residents' plots! Also some children are still riding bicycles around after dark. This is extremely dangerous. They are also riding against the direction arrows. Fines will be issued to the parents of children who violate these rules. Cars don't expect bicycles to go against traffic and that after dark!

Please stop at the **entrance gate** when entering or exiting to prevent unwanted persons or cars from entering the complex. The speed limit in the complex is 10 KMU and this is repeatedly ignored by residents. The EC plans to add additional speed bumps shortly.

Please hang your **laundry** behind or next to your house, where it is out of sight. Under no circumstances on the porch or in front of your house! There are also communal washing lines available for this purpose.

Please do not **park** on any plot or property without the necessary permission of the owner. Also ensure that you park in such a way that does not cause an obstruction to other vehicles.

If you are working with **noisy machinery**, the hours are as follows:

Monday to Friday 8 am to 6 pm. Saturday 8 am to 4 pm. Sunday, no work with noisy machinery please. Please also note that from 10pm to 8 am, no music, **singing, instruments or general disturbance.**

We wish you all best for the rest of the year and may we live together in love and harmony in our Voortrekker Park complex.

### **EXECUTIVE COMMITTEE**

### **VOORTREKKER PARK HOMEOWNERS' ASSOCIATION**