



Voortrekker Park

Home Owners Association | Home Owners Association

HOFMEYER ST, BEACH, 7140

Tel: 072 686 0076 | Email: vphv123@gmail.com | www.vphomeowners.com

Newsletter 1\2023 February 2023

Dear Homeowner\Tenant

We trust that everyone enjoyed the December holidays. A very welcome back to the complex, especially the new homeowners and tenants. We believe and trust that you will soon be part of the caring community in the complex. Let us as one big family be there for each other, build each other up and above all show our Heavenly Father's love to each other with our conversations and actions.

It is truly our wish, as an Executive Committee, that all of us in the complex will work hard to promote good cooperation and communication in the complex to achieve our goals for 2023.

Let's work on showing a positive, loving and caring attitude towards each other.

The Executive Committee as well as their portfolios for 2023 are as follows:

Leon Mostert-Chairman (Finance)
Shirley Boom-Vice-Chairman	(Buying, selling, lettings of houses)
Frans Nel Member	(Physical safety, Technical and Aesthetic)
Alun Palm Member	(Physical safety, Technical and Aesthetic)
Helene le Roux Member	(General discipline in the complex, Hall\Functions and Mailboxes)
Natasha van Schoor	Secretary

ACT ACCOUNTING

ACT Accounting handles VPHEV's bookkeeping this year and we request that you direct any inquiries regarding your accounts to Hein Loots, on 021 824 3873 or by email, hein@actacc.co.za, will discuss.

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.

Many thanks to every resident whose levy bill was paid in full in September 2022 and then received a discount on the annual payment of the levy. The increase in the charge to R150,00 has been communicated many times to all residents and there are still residents who do not understand that you cannot get a discount on an overdue account.

MONTHLY RENT: CITY OF CAPE TOWN

City of Cape Town's accounts department has notified VPHEV UK that there are residents who are several thousand rands in arrears on their monthly rent. They are going to start taking serious legal action against these homeowners this year and have already appointed lawyers in the Strand to collect the fees for the City of Cape Town.

The Executive Committee makes a serious appeal to these residents to pay the outstanding amounts as soon as possible or to make arrangements in connection with installment 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



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It is of the utmost importance that EVERY OWNER REALIZE THE URGENCY OF THIS MATTER.

CHECK LIST

The Executive Committee would like to ask that all home owners will ensure that the following documents\items of your property are in place?

1. **Is your property insured for market value?**
2. **Services fire extinguisher**
3. **Do you have an Electrical Certificate of Compliance (COC)?**
4. **Do you have a Gas Certificate 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.

MEMBERS OF THE UK

The same EC members who handled the management of VPHEV in 2022 were re-elected for 2023.

The EC members are listed above, as well as the portfolios they handle. If you have any complaints, inquiries or compliments, you can forward them to Natasha van Schoor, the Secretary, and she will then distribute them to the right people.

GENERAL DISCIPLINE

Helene le Roux is responsible for maintaining 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 contact Natasha van Schoor (Cell 0847047287, or vphv123@gmail.com) to forward it to you. Please obey the laid down rules, policies and the Constitution.

MAIL BOXES

Helene handles the mailboxes and distributes all the mail in the mailboxes. Junk mail that needs to be returned is not the responsibility of EC members. We request every resident to drop off the mail themselves at the Strand Post Office.

We suggest that every resident installs a lock on their mailbox.

PROBLEMS WITH NEIGHBORS\RESIDENTS

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

Please note that noise is not allowed after 22h00 in the evening. Please consider your neighbors and other residents.

We receive an awful lot of complaints about the children running and shouting after 10pm in the streets and between the residential units. This is not tolerated at all. PARENTS, PLEASE HELP US BY DISCIPLINING YOUR CHILDREN. The areas between the houses are private property and therefore anyone playing or walking through there is ENTERING, unless it is listed as a public area or walkway.

Let's respect each other's privacy. Owners (and tenants) pay for and rent their plots from the City of Cape Town.

In 2023, the Executive Council will take stricter action against children who enter between houses on home owners' private property, as well as damage plants and shrubs. If children do not listen to a warning on the first offence, fines will be charged. The UK is already busy with determining new fines in this regard. Please see revised Policy 15.1 in this regard.

If you think that fines are just a scare story, please note that according to CSOS rules, fines will accrue until they exceed an amount of one year's levies (ie 12 x R150), after which they will be handed over to the HEV's solicitors for collecting.

COMPLAINTS\COMPLIMENTS

Only complaints or compliments which is received in writing will be attended to. If you submit a written complaint, you will also receive written notice of the Executive Committee's actions after the monthly meeting.

The HEV Executive Committee (EC) functions 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 "take on" individual committee members if you feel aggrieved about a letter you have received. Such grievances can be submitted by e-mail vphv123@gmail.com be handed in or handed in to our secretary, Natasha Van Schoor (unit 80).

CONTRACTORS

Contractors who have been working on a property for a reasonable period of time **MUST** ensure from day one that there is a toilet for his workers, which must be kept hygienic at all times. No unnecessary loitering of workers will be allowed in the complex.

If you bring in contractors from outside to work at your residence, the EC (Helene le Roux) must be informed about this immediately.

GOODS STANDING AROUND ON PORSCHEs

Residents are requested to please lock valuable possessions, such as tools, bicycles, expensive toys, etc., inside housing units or wendys. Please also ensure that your rubbish bin has your housing unit number on it. Only one drum per dwelling unit is allowed.

Will you also please help us **NOT** stand your outside drum against the outside wall. This is to avoid theft and climbing over the wall.

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 tickets are available for R20-00 from Helene le Roux. Workers who do not have tickets on them will be refused entry. This arrangement is for the safety of all of us and we request any resident to ask workers for their identification.

ELECTRICAL, WATER AND SEWER PROBLEMS

Please report the above problems yourself to the City of Cape Town. The necessary emergency numbers are attached. Electrical, water and sewage problems are not the responsibility of the Executive Committee alone. Only common problems in this regard will be dealt with by the Executive Committee.

ENTRANCE GATE AND SPEED LIMIT

All residents are 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.

The children and you as a resident are precious to us, therefore we would like to ask that everyone will obey the direction arrows, Stop signs, etc., as well as limit the maximum speed to 10km\h.

All residents' vehicles must have a VPHEV chip with the house number printed on it, on the left side of the windscreen, for access to the complex. If you would like a letter, contact Helene le Roux.

AESTHETIC, SECURITY and TECHNICAL TEAM (French / Alun)

The year has already kicked off with several challenges and projects for the Aesthetic, Safety and Technical Team.

We request owners to also investigate the general condition of your home and roof themselves. If it needs a coat of paint or oil, your attention to this would be appreciated. The roofs in our complex show poorly in general, especially from outside the complex.

TRAFFIC SIGNS

You will notice that the two yield signs between units 52-53 and 71-72 have been replaced with stop signs.

The reason for this is to control the traffic on those corners, especially for the safety of our smaller children, who are not always so observant.

We call for all vehicles, motorcycles, bicycles, "scooters" and toys to STOP there to prevent action by the EC.

There is already a stop sign on the corner at unit 80 and in the future it will be noted that traffic there STOPS!

DOCUMENTATION

Have you ever wondered what our, as owners, lease agreement (with addendums), with City of Kaapstad (SC) and our Constitution, approved by SC, looks like? All documents, together with the complex's "Conduct Rules", shortened Rules and the respective policies, previous newsletters, can be seen on our Website.

We would like to invite everyone, including tenants and prospective buyers, to view the above documentation on our website, www.vphomeowners.com to study, so that we can all be aware of how SK and the UK want to manage the complex, to everyone's benefit. Agents should please play open cards with prospective buyers and tenants, so that they can be aware of what they are letting themselves in for! Remember: "Regret always comes too late".

We will also post the Minutes of the 2022 AGM on the website. It will be "provisional" because the minutes are usually only approved at the next AGM, but because important decisions were made at the last AGM, they are posted. It also seems as if there was a stay away action of certain persons at the AGM? Such a stay away action is to the disadvantage of all homeowners in the complex!

The list of policies already completed:

- 1.0 Operating Model
- 2.0 Conduct Rules (currently only available in English)
- 3.0 Rules 2022 (abridged)
- 4.0 Infrastructure
- 5.0 Risk Management
- 6.0 Electric
- 7.0 Shade canopy
- 8.0 Fences
- 9.0 Wendy or Leunhuis
- 10.0 Build Change (Outstanding due to discussions with SK). See also the section on this in our Conduct Rules and further in this newsletter.
- 11.1 Rent of Hall
- 12.1 Park or Store Caravans, Boats and large Trailers
- 13 Wellpoint or Borehole
- 14 Access Control
- 15 Penalties (currently under review)
- 16 Management Portfolios (Outstanding)
- 17 Rental and Sale of Units

Any written proposals regarding the policies are welcome to be addressed to the EC. The Constitution and Tenancy Agreement can only be amended in collaboration with the City of Cape Town. The UK is currently negotiating our Lease Agreement with SK.

WELLPOINTS

The wellpoints were installed with a view to water emergencies such as prolonged droughts or water interruptions. The wellpoint at the hall has already dried up and only the one at the store block is still in operation.

In case of water emergency, 20 Liters of water per unit per day in containers is allowed. Note, the wellpoint water is not suitable for drinking! This year we are going to try again to get the wellpoint at the hall in working condition.

CSOS – COMMUNITY SCHEMES OMBUDS SERVICES

VPHEV is registered with CSOS. As our "levy" amounts to less than R500 per month, there are no costs involved. With their approval, we (as an HEV) use the CSOS rules as guidelines only where applicable.

RESPONSE TEAM

We welcome new members to the Response Team and have added a few members. Many thanks to the volunteers. We are already equipping them with "kit" and keys.

As a result of new load shedding schedules, there will also have to be more frequent patrols in the complex. Some of our Response members are also involved in surrounding Neighborhood Watch and have radio contact with these Neighborhood Watch for quick action. We thank them for selfless work!

Our electric fence has also been raised to 9 wires with 4 extra wires which now makes it much safer for the residents. We ask residents to be vigilant, especially during load shedding! Please leave as many outside lights on at night as possible.

Wynand van Romburg will soon take over the reins from Frans Nel.

FIRE FIGHTING EQUIPMENT

A Fire Fighting company must carry out a complete test on our fire equipment again for 2023 and certify the system again for another year.

All residents will be invited again to attend the tests and a demo of the equipment.

ADDITIONS AND IMPROVEMENTS

NO EXTENSIONS OR IMPROVEMENTS OF ANY KIND, TO THE EXTERIOR OF YOUR UNIT, MAY BE DONE IN THE COMPLEX CURRENTLY AS THE CITY OF CAPE TOWN HAS PLACED A MORATORIUM ON THEM, UNTIL FURTHER NOTICE.

The Executive Committee UK is still negotiating with the City of Cape Town in this regard.

"Improvements" include the installation of awnings, tarpaulins, shade ports, partitions, fences, Wendys, etc., on the outside of your unit or lot. The Executive Committee does not support such "improvements" at all and neither does the City of Cape Town.

Residents, let us not expose ourselves to the actions of the City of Cape Town and thus also harm other residents. You will be notified if there is any progress in this regard.

According to the City of Cape Town (SC), our complex must be re-zoned from holiday accommodation to permanent residence. Meanwhile, all external construction work in our complex is on ice, and cannot be approved by the HEV whether SK is approved.

INSPECTIONS

Monthly inspections on properties are done by the aesthetic team. This is done monthly and discussed at each monthly meeting. Letters go out to owners where maintenance and repairs need to be done.

Many thanks to most of the residents who cooperated well. Your properties look beautiful and add value to the complex as a whole. However, you must remember that this is an ongoing process. Your property may be compliant this month, but not next month!

This year we are going to concentrate especially on roofs, which are very faded, and impair the view from outside our complex.

Just remember: What I do on my yard affects your value, and what you do on your yard affects my value. All of us would like to protect our investment here and live in a pleasant environment.

RENTALS AND SALES OF UNITS

If you intend to rent or sell your property, the Executive Committee MUST be notified. The City of Cape Town insists on this and has tasked the Executive Committee to be the link between the VPHEV and the City of Cape Town. If there are agents involved, the agent MUST notify the Executive Committee, so that the necessary documentation describing the process can be handed over.

The email address for any rentals or sales is as follows:

vppverko@gmail.com

No tenant or new owner will be given electronic access to the complex, without the information as requested by the EC.

Direct contact between seller / buyer to SK will be summarily referred back to VPHEV.

If you fail to do the above, the transfer of the sessions will be delayed, or may not take place at all.

NEWSLETTERS, POLICIES AND DOCUMENTATION

If you would like a hard copy of the documentation that the Executive Committee sends out from time to time, please contact Natasha van Schoor to arrange this for you.

Any requests must be made in writing to the EC. However, we prefer that you print it yourself from our webpage (www.vphomeowners.com), as it is time consuming work.

May it be a very beautiful and blessed 2023 for everyone.

Friendly greeting

EXECUTIVE COMMITTEE: VPHEV

THOUGHT: "When you were born, you cried and the world rejoiced. Live your life so that when you die, the world cries and you rejoice" - Anonymous