



## Voortrekker Park

### Huis Eenaars Vereniging | Home Owners Association

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Newsletter 2\2024

July 2024

Dear Homeowner\Tenant\Resident

The first half of the year is a thing of the past and we are grateful to all who still enjoy good health in our complex. Our best wishes to all who are struggling with an illness or who mourns the passing of a loved one. Be assured that you are in our prayers daily.

It is truly our dream as the Executive Committee (EC) that all of us in the complex will work hard to achieve the following **goals for 2024** :

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

Many thanks to every home owner who faithfully pay their levies monthly or annually. This enables the Executive Committee to finalise the budgeted items for the year. Currently there are levies and fines amounting to R38 000 outstanding and the EC has decided to hand over those owners who do not respond to notices, letters or calls to our attorney to do the collections. If you have any queries in relation to your monthly levy account, please contact Hein Loots of ACT Accounting directly on 021 824 3873 and **not any EC member or secretary**.

There are indeed some residents who think that the EC has no "power", and our patience is regularly tested by some who think that the general Rules and Rules of Conduct do not apply to them. The EC is regularly "challenged" to show that they do have "power". Fortunately, these residents are in the absolute minority. The EC would like to thank the majority of residents who make our complex a very pleasant environment to live in.

The EC goes out of its way to protect your investment here.

#### **REZONING OF ERF 1142**

We follow up on the progress of the rezoning process from time to time. With the last letter from the City of Cape Town, they informed us that they currently require sufficient funds to finance the rezoning.

#### **TEENAGERS AND YOUNGER CHILDREN**

These days there are very few complaints about the behavior of the teenagers and younger children, apart from a careless rush on bicycles, scooters and skateboards within the complex, sometimes against the direction arrows, by the teenagers in particular. There have been several "close shaves" reported to the EC. Parents/guardians, you are responsible for your child's behavior and safety in the Park. Remember, regret always comes too late!! We do however, thank all parents, grandmothers, grandfathers, guardians and others who ensure that their children obey the road rules.

#### **RECYCLING OF RECYCLABLE HOUSEHOLD WASTE/MATERIAL**

This initiative is well underway. There is a Whats App group established, "VP Herwinning", with many active members. If you want to join, or want a clean bag, just let Natasha know please. Please note - **collectable materials only in the official clear bag**. The collection point is behind the small office on the inside of the gate.

## **PROBLEMS WITH NEIGHBORS\RESIDENTS**

Unfortunately, we have to repeat this information again. Solving problems with the neighbors or residents is **primarily the responsibility of each resident**. If your neighbor or any resident do not want to comply with your reasonable request, **then call the SAPS** to address e.g. noise, music, loud/foul language, etc. Then also inform the Executive Committee in writing of such event and we will act accordingly. Note that the EC is however not there to resolve petty "feuds" between neighbors/residents!

## **IDENTITY CARDS WORKERS**

Unfortunately, we have to repeat this information again. **All day laborers** who report in the complex for work **MUST** have an identity card to legally work in the complex. The application forms and cards cost R20-00 each and can be obtained from **Helene le Roux**, unit 99. Day workers who do not have cards will be refused entry. There are also cards available for temporary workers and contractors. This arrangement is for **the safety of all of us and we request residents to ask workers for their identification if not visible**. No unnecessary loitering of workers will be allowed in the complex.

## **BUSINESSES CONDUCTED**

Unfortunately, we have to repeat this information again. There is no rule in our Constitution that prevents businesses from being operated from units. It is however recommended to inform the EC, so that a letter of consent can be drawn up which 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.

## **ENTRANCE GATE, REMOTE CONTROL AND MOBILE PHONES**

Please note that if your mobile phone cannot handle LTE or better, it will soon no longer be able to activate the entrance gate. Accentronix has upgraded their systems and has already informed all users about this. There are currently 439 users (cell numbers) on our system and 293 "remotes". That is why the EC limits the number of cell numbers to 5 per unit and "remotes" to 2 per unit, as an excess can pose a security risk for the complex.

## **THREATS OF FINES**

Please be aware that the EC does not just "threaten" the issuing of fines. 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 will be levied. The fine policy (now 15.2) has recently been adapted for issuing warnings and "spot fines". Please take note of it. Maintaining the 10 km/h speed limit, disregarding road signs and refusal to "stop and wait" at the entrance gate remains a big problem for us. Please also note that if you have received a notice about general painting work, you have been given an extension until the end of September 2024 to do this.

## **PAST TERM**

In the past quarter, the Park and its surroundings were hit by a number of incidents that tested the residents' perseverance to the limit:

## **MASSIVE STORM DURING APRIL 2024**

This storm caused a huge amount of damage in our area, with 47 trees blown over in the caravan park alone and 4 within our complex, blocking the roads. Residents went out of their way to make the roads accessible again as soon as possible. Many thanks to everyone who came out in the rain to help. Broken water pipes (mains) caused by fallen tree roots in the caravan park caused certain residents within our complex to be without water for a long period of time. Fortunately, we were able to change the complex's water network so that we are now completely independent of the caravan park's water network. The caravan park will take months to repair their damage.

## **HOUSE FIRE DURING MAY 2024**

Wednesday night 22 May, a fire broke out at unit 46. Quick action by neighbors retarded the fire to be confined to one room of the unit. However, great damage was done. Fortunately, no one was injured in the incident. The internal report on the fire was recently released. We again appeal to all residents to be aware of overloading of electrical wiring. Pay particular attention to "extension leads", "multi plugs" and "adapters".

### **WATER OUTAGE IN THE AREA**

The 760mm main water line (water mains) from Gordons Bay to Strand burst, leaving virtually the entire Strand without water. All available water was sold out within one day. Due to various technical problems, it took the Municipality several days to repair the damage, to such an extent that water tankers had to be brought into the Park to supply residents with water.

### **PASSING OF MR WILLEM LE ROUX, PARK MANAGER**

It is with sadness that we had to learn of the passing of Mr Willem Le Roux on 14 June 2024. Willem was also municipal manager for this complex. Willem was our liaison person for problems with the municipal infrastructure. He often endured a lot of criticism, but under the circumstances always did his best to try to help the residents here. A manager has not yet been appointed in his place. We will surely miss him.

### **BIG RAIN DURING JULY 2024**

During July there was an enormous volume of rain over a short period of time and this led to the following problem for the Region, City (City of Cape Town), but also for our complex. Large volumes of rainwater together with the sewage, sand, stones, solid waste, etc. ended up in the sewer (due to poor maintenance by CoCT). This caused the municipal pumping station in Beach rd, near the municipal swimming pool, to break down and could no longer pump away the volumes of water/sewage. So the main sewer line backed up and this prevented our sewage from running away. The lowest sewer manhole in our complex at unit 44 therefore overflowed and caused a big mess in the road and for the nearby units. This happened every time as soon as there was a downpour. All the response team and residents could do was to spray the mess away into the nearby storm water manhole. However, this is not permissible, but was all we could do under the circumstances. This health problem occurred in the past and is it likely to happen again in the future? The municipality is fully informed about our problem, but currently has no short-term solution.

### **TREES**

There was at least one bright event and that was that CoCT agreed to remove 10 "dangerous" eucalyptus trees in our complex. These trees have now been cut down, but there are still stumps to remove and damage to homes that they need to repair. There is also a promise of more trees that will be removed, but CoCT is on their own timescale and also overwhelmed by all the damage control they currently have to apply.

### **NEWSLETTERS / DOCUMENTS / INFORMATION**

If you require the newsletters or documents that the Executive Committee sends out, in hard copy format, please contact Natasha van Schoor, our secretary, to arrange this for you. Also visit our website [www.vphomeowners.com](http://www.vphomeowners.com) and do join our Information Group where relevant information is passed on.

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

A friendly greeting

### **EXECUTIVE COMMITTEE: VPHOA**

**Thought :** "You can make more friends in two months by helping others than you can make in two years by getting others to help you" - Anonymous