



# Voortrekker Park Home Owners Association | Home Owners Association

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Newsletter 2\2023

July 2023

Dear Homeowner\Tenant

We hope and trust that you still enjoy your stay here in our complex. A very warm welcome to all the new residents. It is our wish that you will soon become part of our big family in the complex. If the Executive Committee does something good, feel free to say thank you or give a compliment, but if there is something that bothers you, please do this in writing (text) to let us know. The Executive Committee (EC) meets every month and the meetings last an average of 3 to 4 hours. All cases are dealt with in detail and complaints are responded to in writing.

**The Executive Committee as well as their portfolios are as follows:**

Leon Mostert	-	Chairman (Finance, Budget and Legal Aspects)
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 and Mailboxes)
Natasha van Schoor		Secretary

## **ACT ACCOUNTING**

ACT Accounting manages VPHEV's bookkeeping and we request that you direct any enquiries regarding your accounts to Hein Loots, on 021 824 3873 or by email [hein@actacc.co.za](mailto:hein@actacc.co.za) to discuss.

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

**Many thanks to every resident who faithfully pays his/her levy and storage.**

## **MONTHLY RENT: CITY OF CAPE TOWN**

City of Cape Town's accounts department has notified VPHOA EC that there are residents who are several thousands of Rands in arrears on their monthly rent. City of Cape Town (SoCT) has appointed lawyers in the Helderberg district to do the collections and several house owners have already been contacted and visited.

**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](mailto:Monique.Jaftha@capetown.gov.za)**

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

Please note that the monthly rent from CoCT increases by 10% every July and that you must make arrangements to adjust your payment / deduction.

## **SAFETY, TECHNICAL AND AESTHETIC**

### **1. MORATORIUM ON IMPROVEMENTS AND ADDITIONS**

Over the past few years, the City of Cape Town (CoCT) has started to act more and more strictly towards unauthorized improvements and additions within our complex, so much that it is currently bordering on the "absurd". They expect the Executive Committee (EC) to enforce these rules.

As already communicated to you, this is about the Zoning of the land and the EC has continued communication with the City of Cape Town to discuss the way forward. Meanwhile, the moratorium unfortunately remains in force. Please do not make any additions / improvements. You will incur huge costs for yourself when the City of Cape Town insists that additions / improvements must be demolished or removed.

Owners may make changes **within their units**, in line with the constitution and policies, with the proviso that this does not compromise the integrity of the building structure. This does not include closing your porch, which is not considered "inside" the unit.

The EC was expressly barred by CoCT from recommending any building changes, as previously permitted. Owners may approach CoCT "Boubeheer", Somerset West, directly for approval.

## **2. PLOTS**

Plots were originally laid out with a view to the construction of units only, in relation to the permitted building lines. Plots are shown on an approved Municipal site plan of 14 April 2003. Please see policy no.1 on our website, [vphomeowners.com](http://vphomeowners.com) in this regard. This policy spells out the unique operating model for our complex.

Residents often ask the EC to intervene in disputes over plots, but as the entire complex land site is owned by CoCT, adjoining owners have to agree on boundary lines themselves.

All underground services belong and are maintained by CoCT and fall outside the mandate of the HOA.

## **3. WATER AND ELECTRICITY INTERRUPTIONS**

There was a total water outage in our complex recently where the main water inlet line burst right under a unit's foundation. It was therefore necessary to shut off the water supply to prevent further damage to the unit. So it would appear as if the Municipal officials did not know the exact location of the underground services at that time? There may be more such cases.

About an hour later, a fault in the main electrical supply cable caused a large part of the complex to be without power. However, the electrical department was quickly on the scene and was able to repair the fault within a day by replacing a section of the cable.

The water problem was more complex as the location of the inlet pipe was unknown and had to be located first. It was therefore necessary to redirect a large section of the pipeline to avoid properties. The long outage was very frustrating for residents, but the EC and CoCT went out of their way to make alternative arrangements and restore service so quickly possible. The EC constantly communicated with the residents about this.

We would like to thank the HOA, response team members and concerned residents for their positive input and patience. To the others: If you can't be part of the solution, please don't be part of the problem!

Our infrastructure is old and dilapidated. There will be such problems again in the future!

## **4. ELECTRICITY CONSUMPTION (OVERLOAD)**

**Every winter we have a problem with the overloading of our electricity network, which causes "trips" or even worse, overheating of cables. This winter is extra cold, thus exacerbating the problem.**

**Each house is only supplied with 25 Amps. The network is designed that way.** In certain cases, 40 to 50 Amp circuit breakers are installed in the "Pillar Boxes". The circuit breaker is there to protect the cable and conductors (wires/cables) to the house from overheating, which can create a fire hazard. A number of such cases have already occurred and have been corrected by owners or by CoCT. In the case of street kiosks, Owners and the EC do not have access to these street kiosks and this can mean long power outages for everyone. Please manage your power consumption carefully, especially in this **extra cold** winter when we use heaters and air conditioners. You can lighten the consumption burden by turning off your hot water cylinder before 6 in the evening and turning it on again, before going to bed.

In this regard, please see our policy no 6.0 **Electrical** on our website [www.vphomeowners.com](http://www.vphomeowners.com)

## **5. RESPONSE TEAM**

We welcome new members to the Response Team. Joggie Potgieter from unit no. 91 recently joined us. Welcome Joggie! All new members are welcome and will be provided with basic equipment and training.

Wynand van Romburg recently went for a scheduled operation and temporarily withdrew himself from the team. We are grateful that the operation was successful. He is however still actively involved with Strand Patrol Neighbourhood Watch.

The response team wants to meet again soon to discuss the risks to our complex and to choose a new convener. In this regard, please see our policy no 5.0 Risk Management on our "website" [www.vphomeowners.com](http://www.vphomeowners.com)

## **6. AESTHETICS TEAM**

The EC would like to keep the complex as the "model" (similar) complex it is currently known for. Inspections are held monthly and items that need attention are brought to the attention of homeowners. If you have recently been notified that your roof needs to be painted "soon", please note that the UK has granted grace until the end of September 2023, after the rainy season, to carry out such work.

A few fines have recently been issued. The EC only issues fines as a "last" resort, after four (4) monthly notices. The majority of fines are because homeowners blatantly ignore our communications. The EC appeals to residents not to ignore communications, but to get in touch with us (in writing). None of the home owners who contacted us, **and** entered into an agreement, received a fine! **Several home owners who have not communicated with the EC and have not paid their fines have been handed over to the EC's solicitor to do the collections with costs.**

## **7. WELLPOINTS AND WATER TANKS**

The EC would like to restore the wellpoint at the hall block as we saw how important it was during the water outage. The technical team will investigate and coordinate the repair of the pumps.

The EC can acquire a water tank and wants to install it at the Store Block (laundry lines) to collect rainwater. It will not be in the way of any activity. Preparation is still in progress.

## **8. NEWSLETTERS, POLICIES AND RULES**

Previous newsletters, from 2021 onwards, are available on our website. If you would like the newsletters, policies and rules that the Executive Committee sends out, or revises from time to time, in hard copy format, please contact Natasha van Schoor to arrange this for you. We try not to repeat previous information unnecessarily, or to waste time, paper and ink.

Any requests must please be made in writing to the EC.

## **9. DOCUMENTATION**

If you would like a hard copy of ANY documentation that the Executive Committee has sent out from time to time, please contact Natasha van Schoor to arrange this for you. However, we prefer that you do it yourself by printing it from our website ([www.vphomeowners.com](http://www.vphomeowners.com)), as it is time consuming work. The website is maintained monthly and is a "secure site" to visit.

Good luck for the last part of 2023.

Friendly greetings

**EXECUTIVE COMMITTEE: VPHOA**

**THOUGHT: "People can be divided into three groups: 1) Those who make things happen, 2) Those who watch things happen, and 3) Those who wonder what is happening. -Anonymous**