



Voortrekker Park

Huiseienaarsvereniging | Home Owners Association

HOFMEYER ST, STRAND, 7140
Tel: 072 686 0076 | E-pos: vphv123@gmail.com

Newsletter 3/2021

26 May 2021

All Residents

The year is nearly halfway and is passing by quickly. We hope and trust that all of you are well and that you see the Covid-19 regulations **as important**, seeing that a third wave is expected as winter approaches. All the best to those of you who are battling with illness and to those who have lost loved ones. Let us pray for one another and support each other through difficult times.

The Executive Committee and their portfolios for 2021 are as follows:

Leon Mostert	-	Chairman (Finances)
Frans Nel	-	Vice-Chairman (Security, Technical and Aesthetical)
Alun Palm	-	Member (Security, Technical and Aesthetical)
Andé Olivier	-	Member (Buying, selling, renting of houses and the hall)
Natasha van Schoor		Secretary

Goals of the Executive Committee for 2021:

1. To cultivate a spirit of unity in our complex.
2. To focus on the aesthetical appearance of the complex.

We want to thank everyone who has contributed to realising our goals. We really appreciate being able to work together with every resident, and to experience a spirit of unity. Thank you also to everyone who responded positively to our letters concerning the aesthetical appearance of your home and who have made the necessary repairs. Be assured that your co-operation is sincerely appreciated.

TenCents

TenCents is responsible for the bookkeeping of VPHOA and we request that any enquiries concerning your accounts, **MUST** be discussed directly with Ryno Bonthuys, 021 8513330. **The monthly levy is R140.00.**

Payments must be made to VPHOA and **please always provide the number of your house or storeroom.**
Bank details: VPHOA, ABSA, Account number 4084890621, Branch Code 632005

PAYMENTS FROM OUR CURRENT ACCOUNT TO DATE:

Auditors fees	Bank fees
Garden service	Fire Equipment
Insurance	TenCents Management fees
Printing and stationery	SMS Bundles purchased
Reparation of main gate	Reparation of electric fence
Ablution block was painted	Expenses for notice boards at main gate
General employees	Well points

RULES AND POLICIES

Residents, please make sure that you and your tenants are thoroughly aware of the rules and policies of our complex. If you are unsure of any rule or policy, you can contact Natasha van Schoor (0847047287, Unit 92 or vphv123@gmail.com) to send you a copy or preferably visit our web page (see below). Please obey the rules, policies and the Constitution of Voortrekker Park.

WEBPAGE

We have noticed that many owners and residents are not aware of our Constitution, Rental agreement with CoCT, Policies and Rules for our complex.

For this reason the committee of 2020, had decided to create a webpage, displaying most of these documents. It was a huge task. Some of the pages are still “under development” and are not available yet or they are still only available in one language. We are still working on it but have decided to launch the webpage because most of the information is already available. Dylan Nel did the website free of charge, as part of his software development studies. The web address is www.vphomeowners.com . Feel free to visit this.

You can now carry all these documents with you, because the webpage was designed for smartphones, tablets and computers. No more excuses of “I didn’t know.”

“REMOTES”

Every house is entitled to **only 2 remotes. Only remotes bought from the committee will be programmed.** André Spence is currently doing this. Excom has agreed to this with André because he offered to do the activation. Old remotes had caused too many problems. Frans Nel is still responsible for activating phone numbers for the entrance gate.

COVID REGULATIONS

We implore all residents to obey the Covid Regulations so that you can protect yourself and your fellow residents against the disease.

COMPLAINTS

We will only pay attention to complaints received in writing. After the monthly committee meeting you will be notified of actions taken by the Executive Committee.

CONTRACTORS THAT CAN ASSIST WITH MAINTENANCE

The following people staying in Voortrekker Park, is highly recommend by the committee for their excellent work:

Flip Zwiegers – 082 780 8284
Jannie Loubser – 083 271 1842
Johan Loubser – 082 041 6854

They have upgraded several properties in the park and they rebuilt Unit 65 after the fire.

VP IDENTITY CARDS FOR WORKERS

All workers who are working in the complex, **MUST** have a VP identity card, to work in the complex. Application forms are available from Natasha van Schoor. Workers who do not have cards, will be denied access. **This is for the security of all of us, and we request residents to please ask workers for their identity card.**

Thank you to every resident who has already registered their worker(s).

ELECTRICITY SUPPLY

Now that winter is here, our old problem of “electricity trips” is back again. Please remember that our residential area, is still part of a caravan park and that the electricity supply was originally designed for that reason. Therefore it is important to be very careful in how you handle your electricity in order not to inconvenience yourself and other residents receiving power from the same street-kiosk or “power box”.

The street-kiosks that are locked and maintained by CoCT, are equipped with an 80 amp circuit breaker for 3 or 4 units.

The following is the current used by your “bigger” appliances:

1. Geyser (150 lit) = 12 Amp
2. Air conditioner = 8 Amp
3. Stove = 12 Amp
4. Heater = 8 Amp
5. Toaster = 6 Amp
6. Kettle = 6 Amp
7. Every 1000 W usage = 4 Amp

As you can see, every unit has 20 to 25 Ampere at their disposal. If everybody is using close to their full capacity, the joint circuit breaker in the power box, will trip and 3 or 4 houses will be without electricity. This could happen in the middle of the night or during a rain storm!

We recommend that you must switch off your geyser when you are using heaters or other “bigger” appliances. You can also switch off your geyser early in the evening and switch it on before you go to sleep. Also remember not to switch on several appliances at the same time.

It is preferable to switch off your geyser during load shedding to prevent the circuit from overloading when the power comes on.

It usually takes a while to get used to this, but we please ask that you manage your electric appliances wisely.

PROBLEMS WITH NEIGHBOURS/OTHER RESIDENTS

Every resident is responsible to solve your own problems with neighbours and other residents of the complex. If people do not pay attention to reasonable requests, you can call SAPS regarding noise or the use of profane language. Please notify the Executive Committee when this occurs.

ELECTRICAL AND SEWAGE PROBLEMS

Please report these to City of Cape Town. A list of emergency numbers has been sent out. Electrical and sewerage problems are not the sole responsibility of the Executive Committee. In this regard, only problems of communal importance will be attended to by the committee.

ENTRANCE GATE AND SPEED LIMIT

We make a **serious appeal to all residents** to please wait until the gate has closed. **NO WORKERS OR UNAUTHORISED VEHICLES ARE ALLOWED TO ENTER WITH YOU while you are waiting for the gate.**

We value our children and our residents, therefore we ask everyone to please obey the direction **arrows, Stop Signs** and also the speed limit of **10 kph**.

CHILDREN ARE NOT ALLOWED TO CYCLE OR SKATEBOARD AFTER DARK. We recommend that children watch the street lights. As soon as the street lights are on, cycling and skateboarding have to stop.

All vehicles must have a **VPHOA disc on the left part of the front window** with their house number printed on it. Contact Natasha van Schoor if you need a disc.

EXTENTIONS AND RENOVATIONS

City of Cape Town has notified us that no plans of extensions or renovations of properties may be approved by Excom any more. **If you consider making any changes to you existing structure, building plans HAVE TO be handed in to CoCT directly.**

When you submit plans, please also supply a copy of the approved plan to the Executive Committee for filing in your file at the office.

F THIS IS NOT DONE, CITY OF CAPE TOWN MAY FINE YOU AND YOU MAY ALSO BE REQUIRED TO DISMANTLE THE CHANGES TO YOUR STRUCTURE.

Excom is still in the process of negotiating with CoCT on this matter.

Regards

EXECUTIVE COMMITTEE: VPHOA