



Voortrekker Park

Huiseienaarsvereniging | Home Owners Association

HOFMEYER STR, STRAND, 7140

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Newsletter 3\2023

October 2023

Dear Resident

This will be our last newsletter of the year before the **Annual General Meeting on 15 December 2023** at 18:00 in the hall. Home owners, please note this date in your diary.

FINANCE

FEES FOR 2023\2024 (1 OCTOBER 2023 TO 30 SEPTEMBER 2024)

The budget for the new Financial Year, 2023\2024 was drawn up by the Executive Committee. With all costs having risen enormously, the Executive Committee was able to draw up the budget in such a way that there is NO increase for the new Financial Year, ie the monthly charge remains R150,00 per month, for 12 months. The fee for the full year is R1800. If you pay in advance for the year, you get a 10% discount per unit and you only pay R1620.00 per unit. To qualify for the 10% discount per unit, you must make the payment before or on 31 October 2023 please.

The annual discount only applies to the levy, if you pay in advance for the year and YOUR ACCOUNT FOR THE PREVIOUS AND CURRENT FINANCIAL YEAR IS PAID IN FULL ON 30 SEPTEMBER 2023. There is no discount on the rental for the stores. There will also be no increase in the rental for the stores.

All charges must be made by stop order\debit order\EFT or bank transfer. NO CASH payments must be made, as the extra bank charges have not been budgeted for.

All payments must be made to VPHEV and please always state your house and/or store number. The bank details are as follows: VPHEV, ABSA Account number: 4084890621 Branch code: 632005

SAFETY, TECHNICAL AND AESTHETIC

1. SECURITY / RESPONSE TEAM

Our complex has not experienced any serious crime since the previous newsletter of July 2023, but there have been a few cases of illegal entry, where the culprits were removed by the quick action of response team members, Strand Patrol Neighbourhood Watch and the SAPS. Our sincere thanks to the persons involved.

There was indeed a case where a thief stole a laptop from a unit whose front door was open. It is suspected that he was one of the intruders, but no stolen items were found with them. We again appeal to residents to secure their property please.

Just because the complex looks peaceful, it is not a sign that all is well. **Note, Voortrekkerpark complex is not a security complex!** Increasing the electric fence to 9 wires does make it safer, but as you all know, the crime situation in SA is only getting worse!

An unknown person was spotted in the complex and chased. The person climbed onto the roof of a Wendy house and jumped over the electric fence into the road. The Neighbourhood Watch caught him shortly afterwards in Beach Road, after which the SAPS removed him from the area.

One wire on the electric fence was also cut, which caused the alarm to go off, after which the response team and neighbourhood watch were able to respond quickly. It is unknown what the purpose was? Maybe to test our preparedness?

The EC also requests residents and owners to please secure (protect) their Wendys and other structures against the boundary wall, so that they do not facilitate easy entry or exit.

2. AESTHETICS TEAM

If you have recently been notified that your roof needs to be painted "soon", please note that, due to the inclement weather during September, the EC has granted additional time until the end of October 2023, after the rainy season, to carry out such work.

Please do not "argue" with the UK if you have received a reminder. We appeal to you to examine your own unit and carry out the necessary maintenance work regularly. It's surprising that residents overlook their own poor maintenance!

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 were because homeowners blatantly ignore our communications. The EC appeals to owners 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!

3. WELLPOINTS AND WATER TANKS

The water tank at the Stores Block (laundry lines) was installed to collect rainwater. Due to the excessive rain, it is currently full. The UK expects a hot and dry summer, so we appeal to use the water only in emergencies please.

4. STORM DAMAGE

One of our biggest fears and risks, namely that a large tree will fall on a unit, occurred during September's storm. Fortunately, the unit (35) stayed put and there were no injuries either. The residents were indeed evacuated from the unit by City of Cape Town (CoCT) emergency services.

Emergency services arranged for the tree that was lying on top of the unit to be sawed up and removed, but the stump that caused damage to 34's "erf" had to be removed by the owner's insurance. According to each homeowner's rental agreement with CoCT, clause 9, each unit must be comprehensively insured.

The EC requests owners to investigate and comply with the above requirement. Remember, this is a requirement of your rental agreement with CoCT. Failure to do so may result in action by the City!

5. ACCENTRONIX ACCESS CONTROL SYSTEM UPGRADE

Our access control system has recently been upgraded as Accentronix will (soon) no longer accommodate 2G and 3G phones, but only 4G (LTE). We therefore had to purchase a new SIM card. A lot of new features have also been added. The new number **064 912 2643** has been passed on to all residents and home owners.

There was an uproar because the new no was displayed on the gate, but please note that only persons who had access before could still only gain access. The gate "checks" whether it recognizes your phone number before it opens.

The EC requests that you inform the persons you previously granted access, of the new no please, otherwise they will not be granted access. Please also note that only 5 numbers and 2 "remotes" are allowed per unit. Only "remotes" purchased by the EC (at R 215 each) will be programmed. If you take over or buy a remote from a previous resident, please inform the EC to make the necessary change, because as soon as that person's number is removed from the system, that "remote" will cease to function permanently and it is virtually impossible to reactivate it. Keep in mind, only 2 "remotes" per unit, as lost or stolen "remotes" pose a great risk to us.

All the best for the rest of 2023. Greetings.

EXECUTIVE COMMITTEE: VPHEV