



Voortrekker Park

Huiseienaarsvereniging | Home Owners Association

HOFMEYER ST, STRAND, 7140

Tel: 072 686 0076 | E-pos: vphv123@gmail.com | www.vphomeowners.com

4\2021

27 September 2021

All Residents

We trust that you all are well. May we not only experience the spring in nature, but also in our lives. This will be the penultimate newsletter of this year.

YEARLY / MONTHLY LEVIES: OCTOBER 2021 TO SEPTEMBER 2022

At our monthly meeting held on 10 August 2021, after looking at the preliminary budget, we decided that there will be **NO INCREASE IN THE MONTHLY LEVY FOR THE NEW FINANCIAL YEAR i.e. 1 October 2021 to 30 September 2022.**

We also decided to retain the 10% discount for all levies paid in advance for the full financial year. If you pay monthly, the levy will still be R140.00 per month (**R1 680.00 per year**), but if you pay once-off per year, you **PAY ONLY R1 512.00.**

Please note that the 10% discount is only applicable if you pay before or on 31 October 2021, the amount of R1512.00. NO LATE PAYMENTS WILL BE CONSIDERED FOR THE DISCOUNT.

Payments must be made (EFT) to VPHEV and please always mention your Unit Number or Store number. **The bank details are: VPHEV, ABSA, Account number 4084890621, Branch code 632005.**

If there are still outstanding (unpaid) levies by 30 September 2021, you will not be considered for the 10% discount.

It was also decided on 10 August 2021 that there will be a **2% interest per month raised on levy accounts in arrears. Please ensure that you receive an account statement from TenCents monthly.** If not, please phone Ryno Bonthuys directly on 021-8513330\0685401339, e-mail: voortrekkerpark@tencents.co.za

The rental amounts for stores rental and hiring of the hall remains the same for the new financial year. Renters of stores must also note that should you get into arrears with rental, your contract will be cancelled. We currently have a waiting list of persons that require and are prepared to pay for storage facilities.

SAFETY OF OUR RESIDENTS: ACCESS

Often we receive complaints from residents that there are persons that do not wait at the gate until it closes, or persons that allow unidentified persons or vehicles access to the complex. **This creates a serious safety risk for ALL residents. IF ANY RESIDENT IS INJURED OR EVEN DIES as a result of this negligence, the specific resident will be held accountable for that action.**

Note that there are cameras at the entrance gate that can prove this misconduct, should it be required. Residents, please let us be more responsible and take care of one another's safety.

The executive committee and portfolios are as follows:

Leon Mostert	-	Chairman (Finance)
Frans Nel	-	Vice Chairman (Safety, Technical and Aesthetics)
Alun Palm	-	Member (Safety, Technical and Aesthetics)
Andé Olivier	-	Member (Buying, Selling, Letting of units and the Hall/Functions)
Natasha van Schoor	-	Secretary

Goals of the executive committee for 2021

1. To create a spirit of unity within the complex.
2. To focus this year on the aesthetics and appearance of the complex.

EXPENSES FROM THE CURRENT ACCOUNT TO DATE

Audit Fees	Banking fees
Garden Services	Equipment for fire protection
Insurance	TenCents management fees
Printing and Stationary	SMS Bundles purchased
Repairs at the main gate	Repairs to the electric fence
Ablution block is painted	Notice boards main gate
General Workers	Wellpoints

RULES AND POLICIES

Residents, please ensure that you or your lessee, is properly informed of our complex's rules and policies. If you are uncertain of any rule or policy, please contact Natasha van Schoor (Cell 0847047287, Unit 92 or vphv123@gmail.com) or preferably **visit our website**. Please observe the specified rules, policies and constitution.

WEB PAGE

We have noticed that there are many home owners and residents that are not well acquainted with the Constitution, Rental Agreement with the City, Policies, Conduct Rules and general rules for the complex. For this reason most documentation have been placed on a website.

The web page is www.vphomeowners.com . Please visit our web page.

You can now carry all the documentation in your pocket as the web page is developed for smart phones, tablets and personal computers. **No "I did not know" excuses any more. Save the link as a "short cut" on your device/s.**

"REMOTES"

Each unit (home) is only allowed **2 "remotes"**. **The reason for this is resident's safety again.** The committee don't want a whole lot of remotes out there, which may compromise the complex's safety. **Only remotes purchased via the committee will be programmed on the gate.** André Spence is currently the person that carries out this work, because it is in the line with his occupation and he carries out the activation thereof "free of charge". The executive committee has arranged this with André. Frans Nel still activates the cell numbers for the entrance gate.

New owners and lessee's numbers and remotes **will only be activated for the entrance gate on receipt of all the relevant information required by the executive committee.** No exceptions will be made.

COVID REGULATIONS

We again do a serious request for residents to abide by the Covid Regulations to safeguard yourself and your fellow residents against the virus. **Please wear your mask if you move around outside.**

We want to encourage residents to go for the vaccinations in order to safeguard one another.

COMPLAINTS \ COMPLIMENTS

Only complaints received in writing, will be addressed. If you are not prepared to put your complaint in writing, you don't really have a complaint. Complainant's names will never be disclosed. You will also, after the next monthly meeting, receive a written notice of the committee's decision or action taken in this regard.

FIRE EXTINGUISHERS

Residents, please ensure that your extinguisher is regularly serviced (once a year). If there is a fire and your extinguisher is not serviced, it could be useless and your insurance may refuse to honour the claim.

The executive committee does not arrange for the service of fire extinguishers. You may take it to nearby Firesafe in George Street for a service. Please keep your extinguisher or water close by if you make a fire in an open outside container or braai.

CONTRACTORS THAT CAN ASSIST WITH MAINTENANCE

The following persons are resident in the complex and the committee can really recommend them for decent work:

Flip Zwiegers – 082 780 8284
Jannie Loubser – 083 271 1842
Johan Loubser – 082 041 6854
Robert Keyser – 079 100 9282

IDENTITY CARDS WORKERS

All workers entering the complex MUST have an identity card to work legally in the complex. The application forms can be obtained from Natasha van Schoor. Workers not in possession of identification cards will be refused access to the complex. **This ruling is for everyone's safety and we request residents to request the identification card of any unknown worker in the complex.**

Thank you to each resident that has already registered your worker(s).

POWER SUPPLY

Each unit is only entitled to 25 Ampere electricity supply. The network was designed for this load. We have noticed that in certain cases up to 40- to 50 Amp circuit breakers have been installed in the "pillar boxes". The circuit breaker is there to prevent an overload on the feeder cable to the unit that will cause the cable to overheat, thus posing a fire hazard. A number of overheating cables and wires have recently been reported and rectified by owners.

PROBLEMS WITH NEIGHBORS\RESIDENTS\NOISE LEVELS

We often experience problems with persons having parties and thus causing noise and disturbance to other residents in the complex. The executive committee is doing a serious request on these residents to abide by the rules in order to prevent actions that may end up in a fine being issued.

The resolving of issues and conflict between neighbours is primary the responsibility of residents themselves. If your neighbour or any resident refuses to respond to a reasonable request, contact the SAPS to address noise, loud music, foul language, etc. Inform the management committee of the incident in writing and we will act accordingly.

According to new legislation, disturbance of peace is now a 24 hour offence and not only "after hours".

ELECTRICAL, WATER AND SEWAGE PROBLEMS

Residents, please report this yourselves at the City of Cape Town. The necessary emergency numbers have already been distributed to residents. Electrical, water and sewage problems are not only the executive committee's problem. **Only common infrastructure will be reported and managed by the executive committee.**

SPEED LIMIT AND TRAFFIC RULES

Our children and you as resident are dear to us. We thus would like to again request everyone to please observe the one-way signs, stop and yield signs as well as the speed limit of 10km\h.

CHILDREN MAY NOT CYCLE OR SKATE AFTER DARK. A tip is that the street lights are observed and as soon as they turn on, cease all cycling, skating, etc. We request parents to be aware of this.

All resident's **vehicles must have a VPHOA disc with your unit's number**, on the left hand side of the windscreen, for access to the complex. The municipal security may refuse you entry to the Park. If you need a disk, please contact Natasha van Schoor.

POSTBOX CONTROL

Currently the post box, outside the entrance gate, is cleared and the post placed in the individual post boxes, by volunteer resident/s. No pressure or demands can be placed on these volunteer residents. If you are expecting important or urgent postage, please arrange for the key from the relevant person, to inspect the in-box on a daily basis.

The executive council does not accept responsibility for any postage that may go missing or not delivered. We all know how inconsistent the postal services are.

CATS AND DOGS IN THE COMPLEX

No cats and dogs are allowed to be kept in the complex. It is firstly a requirement from the City, but also the Home Owners Association. The executive was in consultation with the SPCA and they permitted **any** resident to catch stray animals and hand them over to the SPCA.

The executive council is aware of transgressors in this area and there will be action taken and fines levied if this rule is ignored.

NB: Any stray cats or dogs will be caught and handed over to the SPCA.

BUILDING WORKS AND IMPROVEMENTS

NO BUILDING WORKS AND IMPROVEMENTS TO YOUR PROPERTY OF ANY SORT, ARE CURRENTLY ALLOWED IN THE COMPLEX, AS THE CITY PLACED A MORATORIUM ON THIS UNTIL FURTHER NOTICE.

The executive committee is still in consultation with the City of Cape Town regarding this instruction.

"Improvements" include the adding of sun screens, canvass / tarpaulin screens and partitions to the outside of your unit or "erf". The executive committee will not support this, and neither the City.

Residents, let us not expose ourselves to action by the City and accordingly to the disadvantage of other owners and residents.

INSPECTIONS

Monthly inspections on properties are conducted by Frans Nel and Alun Palm. Feedback is given at monthly meetings, actions decided and communication goes out to owners where maintenance and upkeep is required.

A big thank you to 97% of the owners and residents that responded positively to requests. Your properties look stunning, adding to the value of the entire complex.

LEASING AND SELLING OF UNITS

If you are in the process of leasing or selling your unit, you **must** inform the executive council accordingly. The City of Cape Town insist on this and tasked the executive council to be the link between the HOA and the City. If you intent using an agent, the agent **must** inform the executive council accordingly and obtain the required documentation from the designated person.

If you fail to do this, the transfer (session) of the property **will** be delayed or stalled.

Kind regards.

EXECUTIVE COUNCIL VPHOA

