



# Voortrekker Park

## Huiseienaarsvereniging | Home Owners Association

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Newsletter 2\2022

July 2022

Dear Voortrekker Park Residents

The Executive Committee (EC) takes pleasure in bringing you the second newsletter of 2022. It is a real privilege to do this. We trust that you are well, and that you are still enjoying your stay here in our complex.

Thanks for your co-operation in order to achieve **our goals for 2022:**

1. **To create a spirit of unity and caring in our complex.**
2. **To focus again this year on the aesthetics of the complex.**

Our sincerest sympathy to those who lost loved ones recently and those are ill or still recovering from illness.

Our appreciation to those residents who are our “ears and eyes” in the complex and report things that require attention. Committee members can unfortunately not be everywhere.

Please note that the EC is not there to spoil resident's liberty and enjoyment in the complex, but you will realise that it is impossible to please everybody. It is not an easy task. Most of the problems emanate because residents do not know, or even don't want to know, our **Rental agreement with CoCT, VP HOA Constitution, Rules and Policies.**

### 1. FINANCES

Our finances are realistically healthy and we should be able to finance any unforeseen problems or difficulties that may arise. A big “Thank You” to every resident that is continuously “up to date” with their monthly levies. However, there are approximately 10 residents that must be continually warned about outstanding or arrear levies. These residents make it difficult for the EC to meet their budgetary commitments, as we cannot then provide the required work or services.

TenCents currently manage our book-keeping and we request residents to **raise their queries directly** with **Ryno Bonthuys**, at **021 8513330 / 068 540 1339**.

VP HOA payments must be made to VPHEV and please **always mention your unit and/or store number**. The **bank details are: VPHEV, ABSA, Rekeningnommer 4084890621, Takkode 632005**.

### **MONTHLY RENTAL CITY OF CAPE TOWN (CoCT)**

Please also note that our **new monthly rental due to CoCT is R1701-98 from July 2022**.

According to CoCT there are a number of owners that are substantial amounts of money in arrears on their monthly rentals. CoCT advised that they are busy with litigation and will dispatch a bailiff to serve papers on those residents. **This gives our complex a bad name and we request those residents to immediately contact CoCT to pay the outstanding amounts or make payment arrangements with CoCT.**

**In such a case, please contact Monique Jaftha on contact number 021 444 0110.**

### 2. MORATORIUM ON IMPROVEMENTS AND ADDITIONS TO UNITS

After a long struggle with CoCT, where we even had to approach the Ward Councillor (Ward 85) for answers regarding the moratorium, they reacted as below and we repeat this “verbatim”:

**“ The reason why building plans cannot be approved is because the subject property (Erf 1142, Strand) is zoned for Public Open Space (OS2) purposes, with limited primary and consent use rights. Over the years the tourism facilities / accommodation was established on the site and over time became more and more permanent. The situation was created where more and more building plans over time were submitted for extensions to the existing structures. This came to the attention of land use management and under OS2 we could no longer give zoning clearance for building plans as they did not comply with the Development Management Scheme. We deemed the existing structures as lawful “non-conforming uses” which meant that what is there is lawful, but any additions will be unlawful as it does not conform to the current land use rights on the property.**

**The only way to rectify is to rezone the land to a suitable zoning that will accommodate additions to the buildings for which we can then approve building plans.”**

As you can see, the **Zoning** of the land is now an issue and the EC has already scheduled a meeting with CoCT to clarify and discuss the way forward. **In the meantime the moratorium remains in place.** Please do not carry out any external additions and improvements to your unit. It may cost you a substantial amount when CoCT insist that the structures must be broken down or removed.

### **3. DANGEROUS STREETS AROUND OUR COMPLEX**

Residents have been warned numerous times that the streets around our complex e.g. Hofmeyer, Haarlem, George and Beach road, are dangerous for pedestrians. This is regretful as we are close to the beach and shops. Notwithstanding these warnings, some residents still **insist to walk** to the shops and beach.

One of our new residents has recently been robbed of his cell phone near the hotel, just behind our complex. As the economy and the circumstances here decline, it is unfortunately not going to improve soon. Please travel by car, or get a lift from another resident. Should you decide to walk, please do it in a group. Please also warn your children and teenagers.

### **4. REACTION TEAM**

We always appreciate and welcome new members to the reaction team. Dries Potgieter of unit no 91 has joined recently. A big welcome to Dries. Reinard Botes, unit 80, has also recently moved back to the Park and has immediately volunteered to join again. A big welcome also to Reinard.

The reaction team has arranged a successful fire extinguisher demo and residents are now much more confident with the use of their fire extinguishers. The ladies on the EC made the event “special” by spoiling everyone with toasted sandwiches and tea/coffee after the demo.

The reaction team will arrange a meeting soon to discuss the risks applicable to our complex. In this aspect **please see our policy no 5.0 Risk Management** on our website [www.vphomeowners.com](http://www.vphomeowners.com)

### **5. CUTTING OF TREES**

The EC notes that there are a number of persons that currently cut or prune trees, or plan for trees to be cut or pruned. Please note that there are certain procedures to be followed before any tree may be cut or pruned in the complex, amongst other, that the EC must be advised 7 days in advance in order to arrange for the notices and traffic arrangements. In this aspect **please see our policy no 5.0 Risk Management** on our website [www.vphomeowners.com](http://www.vphomeowners.com)

### **6. ELECTRICITY CONSUMPTION (OVERLOADING)**

**Every winter we have this problem with overloading of the electricity network that causes “trips” or even worse, overheating of the supply cables.**

**The electricity network is designed for a load of 25 Ampere per unit. In certain cases 40- tot 50 Amp circuit breakers are installed in the “Pillar Boxes”. The circuit breaker is there to prevent overheating of the**

conductors (wires and cables) to the units and can cause a fire when overloaded. A few such incidents have happened and this was repaired by residents or the City. Residents and the EC do not have access to the street kiosks as they are locked by the City. This can cause long power outages for everyone as the response by the City leaves much to be desired. Please manage your electricity usage carefully, especially in winter when we use our heaters. You can avoid overloading in the peak period by switching off your hot water cylinder in the late afternoon and on again before you go to bed.

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

## **7. RENTING AND SELLING OF UNITS**

**If you plan to lease or sell your property, you must advise the Executive Council**, represented by Shirley Boom, unit 43, tel. 083 527 2289, Shirley.boom1001@gmail.com. **CoCT insists on this and has tasked the EC to be the conduit between the HOA and CoCT.** Should agents be involved, the agent **must advise** the EC to obtain the required documents. Shirley will provide these documents. The process to follow is available in our **policy no 17.1, Renting and Selling of units** on our website. [www.vphomeowners.com](http://www.vphomeowners.com)

The control list must be followed strictly:

1. The Letter of Intent, fully completed as well as the CoCT approved building plans must be attached.
2. CoCT will arrange for an inspection of the unit.
3. The fully completed Cession documents must be delivered or e-mailed to Shirley, to enable her to send it through to CoCT.
4. CoCT communicates on a monthly basis with Shirley with regard to the progress on outstanding cessions.

Should you neglect to follow the above process, the transfer of the cession will be delayed, or possibly stall indefinitely.

No lessee or new owner will be **provided electronic access to the complex**, without the information required by the EC. If prospective buyers move in before the Cession (transfer) is completed, they will be treated as **"occupational renters"**.

## **8. HALL AND GENERAL DISCIPLINE**

**HALL** – Heleen Le Roux and her husband Bert have done "wonders" to the hall, kitchen and toilet facilities. Residents are invited to come and enjoy the improvements. We recently installed an electric stove where food can be prepared or be kept warm.

Several functions and even a wedding were held in the improved hall and further improvements are planned. Tommy Dell, one of our new residents, held a concert for our residents that was really a big success and appreciated. Thank you to Tommy, Robert Keyser and others, that made it possible.

As a lot of expenditure went into the hall, we have to look again at the rental tariffs again in the new financial year. The rental for the hall is shown as an income on our budget and used to offset our levies for the coming year.

**GENERAL DISCIPLINE** – Heleen is also responsible for the general discipline in the complex and a letter has been sent, lately, just before the school holidays, to parents and guardians of teenagers in the Park.

Teenagers are also residents of our complex and compassion and "space" must be allowed for them to just be teenagers. The general rules of the Park, however, are also applicable to them and the letter stressed some unacceptable behaviour by certain individuals.

We have permission from CoCT that children and teenagers may play and cycle in the caravan park when it is not too busy. Smaller children must, of course, always play under supervision.

A big "thank you" to Amanda Venter that accompanied the teenagers during school holidays to the beach and caravan park.

The “abbreviated rules” and the longer “Conduct Rules” is available on our website [www.vphomeowners.com](http://www.vphomeowners.com)

#### **9. RESIDENT INFORMATION**

It came to our attention that many residents do not receive our communications and “broadcasts”. If your cell phone number or e-mail address change, please advise as soon as possible our secretary, Natasha van Schoor, by WhatsApp on 079 080 2866. Please mention your Name, Surname and Unit number to allow her to update her records.

#### **10. PREVIOUS NEWSLETTER 1/2022 AND GENERAL LETTER (MARCH 22)**

We attach to this newsletter our previous newsletter (for this year) as well as the general letter, especially for our new residents, but also for everyone, for your information.

#### **11. NEWSLETTERS**

Previous newsletters, from 2021 are also available on our website. If you require a hard copy from the EC, please contact Natasha Van Schoor to arrange it for you. We try not to repeat previous information unnecessarily.

Please do your application in writing to the EC.

Let us be positive, loving and caring people by taking the negative out of our human nature.

Kind Regards

**EXECUTIVE COMMITTEE: VP HOA**