



Van Riebeeckshof

MASTER HOME OWNERS ASSOCIATION

Newsletter

managed by



TOPNOTCH
simply the best!

From the Trustees

WHO DO YOU CONTACT?

The following trustees were elected to take responsibility of specific areas of focus. This mandate is to address relevant issues, and we will report back to the other trustees and residents in the area. If you have concerns, or would like to offer constructive assistance, please contact the following people.

Building:

1. **Cornell Wagenaar:** Tel: 021 557 0520 Fax: 021 556 8620 Cell: 083 251 6277 E-mail: info@tnotch.co.za
2. **John Coetzee** Tel: 021 945 2501 Fax: 021 945 2508 Cell: 083 784 1309 E-mail: john@cpgroup.co.za
3. **Koos Breet (alternative trustee):** Tel: 021 593 4221 E-mail: koos@jvrefrigeration.co.za

Finances: Cornell Wagenaar
All the trustees

Legal: JP van Niekerk: Cell: 083 375 1091 Tel: 021 976 3194 Fax: 021 976 4012 E-mail: esna@smitkruger.law.za

Environment:

1. **Toni Calvario** Tel: 021 557 5861 Fax: 021 557 4387 Cell: 082 880 4826 E-mail: swiftcape@icon.co.za
2. **Marietjie van Rensburg** Tel: 021 529 4140 Fax: 021 913 5744 Cell: 083 450 9179 E-mail: marietjie@radmarkct.co.za

Security:

1. **Chris Brothers:** Tel: 021 913 7848 Fax: 021 913 7850 Cell: 082 771 9873 E-mail: chris@brotherssport.co.za
Chris has already started to build a database of incidents of crime in the area. Please provide him with information if you were a victim of crime.
2. **Nigel Filer** Tel: 021 939 9134 Fax: 021 939 2638 E-mail: cape@nz.co.za
3. **Tony Calvario**

Communication:

1. **Marietjie van Rensburg**
2. **Estee Louw** Cell: 082 776 0997 Fax: 021 913 2618 E-mail: estee.louw@mweb.co.za

COMMUNICATION

Our mandate is to establish good communication between the residents of Van Riebeeckshof and the Home Owner's Association. This will help to create a strong sense of community, and we want you to know what is happening on your doorstep.

In order to do this effectively, we would like to:

1. Create a database of all residents. E-mail is a very cost effective and fast way to communicate, so please make sure to include an e-mail address, if you have access to one. Please send your name, address, contact number(s), and e-mail address to Estee Louw at estee.louw@mweb.co.za
2. Send out a regular newsletter to inform you of what is happening in the area.
3. To post the information of the newsletter on the notice board at the Spar. The Spar has kindly agreed to reserve a space for us on their notice board. We will make sure that all relevant information is posted there.
4. Create a website for Van Riebeeckshof. This should be up and running by September 2007 and the address will be www.vanriebeeckshof.co.za

The mandate is to:

1. Clean up the area. This will also have the positive result that unwanted people will move out of the area.
2. Beautify and green the neighbourhood. Our intention is also to meet and work with two environmental organisations that are already active in this area - 'Vriende van Tygerberg', and the 'Vink van Zyl Association'.
3. Preserve unique and sensitive flora. We are blessed with a small piece of land (just above Chianti Villas) that is classified as original Renosterveld. This type of soil and flora is listed internationally as a botanical hotspot, and the *Serruria Brownii* grows there. This is one of the critically endangered members of the Protea Family. Kirstenbosch is trying to save this plant by growing cuttings, and hopefully more of this rare beautiful plant can be settled in the area.
4. Make the public areas accessible and pleasurable for residents.

Photo: *Gladiolus Alatus*



Environment

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/ Edition 1

Our new web address is active as from September 2007
www.vanriebeeckshof.co.za



HALT ALARMS
GUARDING-ALARMS-CCTV-ARMED RESPONSE

SECURITY

A New Approach

After several meetings regarding crime and safety in the Van Riebeeckshof area, the Home Owners Association requested both HALT and ADT Security to start rendering a 24/7 pro-active patrol in Van Riebeeckshof.

We have decided to use these two companies, because:

- They both had success in community security
- Their detailed approach to providing a service.
- The bigger role they can play in the community.
- Their willingness to help at no charge on very short notice. Most of us were even unaware of their presence during the past weeks to make sure we sleep safer.
- The fact that they don't insist on any fixed term with regard to this service, also not with their individual armed response contracts with residents. They retain their clients and contracts on merit.
- The price they are both offering is extremely competitive.

Both ADT and HALT have offered the following: From 01 August 2007 they have put their vehicle and its services into the area at their own cost, with the trust



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and belief that further support from residents over the next two to three months will warrant the expense of further vehicles and patrols in our area.

Residents may link their existing alarm systems to either security company at no charge. Their monthly monitoring and response fees can be negotiated with the respective companies. Needless to say, with further funding (monthly levy) additional armed response vehicles will be placed in our area giving a higher degree of security.

Each company vehicle will be provided with a cell phone: ADT - 083 6773 699 and HALT - 082 659 2644. Subscribers to these respective companies will be able to phone their provider's armed response vehicle and request assistance of any kind. They may wait for you in front of your home when you arrive and see you

safely inside. If a stranger knocks on your door, whether it's you, your children or the domestic worker, you can contact them before opening the door. Their vehicle will respond immediately.

They will also be doing inspections of homes still in the process of being built to make sure no contractors remain after they are supposed to have left for the day. They will also act upon any person loitering in our streets, and any vehicle that may look suspicious. In short, their vehicle will not be sitting under a tree waiting for an alarm to be activated, but constantly patrol, be vigilant and address anything which may seem suspicious.

We urge you to support this initiative and contribute to making Van Riebeeckshof safer for all its residents.



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MEMBER: CJ Wagenaar MIEA
TOPNOTCH Property Services
CK 95/45481/23
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What would a newsletter be without talking about finances? I am glad to report that we have a positive bank balance and have only had minor expenses so far. We hold a bank account with Absa Bank and our Association is managed by Topnotch Sectional Title Administrators. They prepare accounts on a monthly basis for each trustee meeting, and these are subject to an independent annual audit by the appointed auditors. Our income to date comprised of plan registration fees, which is being collected by Hennie de Villiers on our behalf every time a new plan is approved. Main expenses are scrutiny fees of R500 per plan back to Hennie de Villiers, bank charges and advertising costs for the annual general meeting. You will recall that our constitution provides for the payment of a Home Owners Association levy and the trustees are considering all the options in the months to come.

The trustees are actively researching the costs involved, sponsorships available etc. and will prepare budgets with levies to be implemented from the 1st October 2007. These levies are implemented to mainly secure our area and finance identified projects:

Projects identified to date include:

- 1) Securing our area as we have had some serious and violent break-ins in our area since late last year.
- 2) Environmental projects in co-operation with "Friends of Tygerberg" and the management team of "Oom Vinks garden" to uplift our greenbelt areas.
- 3) Regular newsletter to owners and the establishment of our Web page.
- 4) The fence at the back of the Gentleman Estates has been fixed, and need to be maintained.
- 5) Implementation of a "Quad Bike" night patrol.
- 6) Implementation of more armed response patrols in the area

The levy to be implemented will be R120 per month for residential plots, and R60 for residents in security villages.

We encourage owners to join either ADT or HALT security's armed response, as a deal has been brokered with these two companies that after every 180 home owners joining them, they would implement another armed response vehicle in the area. The latter could result in having about 6 vehicles within 12 months if all owners join an armed response unit. We trust this would assist each home owner's safety in our area.

We would welcome any suggestions and your input would be much appreciated. Our Financial year end is February 2007 and we will be holding an Annual General Meeting before the end of September 2007.

Notice will be placed in the two leading newspapers Afrikaans and English, and a banner at the traffic lights into Van Riebeeckshof, indicating the venue and date of the next AGM.

Cornell Wagenaar

BUDGET

for Van Riebeeckshof MHOA

INCOME	Annual Budget
Levies receivable	715680
Transfers	30000
Total	745680
EXPENSES	
Audit Fees	9000
Printing and Stationery	6000
Postage and collection fees	31380
Management Fees	30000
Advertising and notices	10000
OHS	7200
Security Maintenance	6000
Greenbelt development	
Planting of trees	16500

Clean up of areas	15000
Garden development	15000
Fencing	12000
Benches at parks	5000
Pathways	10000
Trimming of the Palm forest	8500
Wages	8000
Security	
Vehicle Patrols	375000
Quad Patrols	72000
Cameras and monitoring	104100
Sundries	5000
	745680

Ervin	R 120.00	215
Complexes	R 60.00	512