

Dear Homeowner and Resident,

What a year it has been... Despite a challenging 2020, many of us are looking forward to the new year with great optimism and positive expectation. This is the kind of outlook that protects us during times of adversity and allows us to bounce back from stressful experiences - the ability to have hope for a better tomorrow, today.

Van Riebeeckshof Shopping Centre

Dorpstreet Properties together with Noble Facilities Management are the new owners and developers of the Van Riebeeckshof Shopping Centre.

The redevelopment of the old van Riebeeckshof shopping centre will offer:

- ✓ A name changed to Majik Forest Shopping Centre
- ✓ Anchored tenants are Spar and Woolworths Food (opening end of October 2021)
- ✓ Exciting new tenants / stores to enrich the lives of the communities around it
- ✓ Addition of parking deck

The plans are still in the process of approval at the City Council.

Existing parking area



Elevation of planned parking deck (on top of existing parking)



Schematic model op parking deck



Enhancing the Van Riebeeckshof Green Belt

With the kind cooperation of the City of Cape Town, the greenbelt between La Veritas Estate and Chianti Villas is being upgraded. The City of Cape Town donated 20 indigenous trees that the VRH MHOA arranged to have planted. Walkways are in the process of being completed and will hopefully make the greenbelt more accessible to all owners and residents to enjoy the outdoor environment!

Security

At this time of year, security is always a main concern. The perimeter fence between Van Riebeeckshof and the Durbanville farms has been enhanced. Additional power sub-stations have been built to ensure that the electrical current remains stable along the entire length of the fence. As these also incorporate battery back-up, the security fence will remain "live" even during periods of load-shedding.

The most recent addition to the security network in van Riebeeckshof has been the installation of Licence Plate Recognition (LPR) cameras. These cameras have been integrated into other LPR cameras installed along van Riebeeckshof Road. All vehicle traffic on van Riebeeckshof Road is now monitored by LPR cameras. This forms a camera system that is linked to a central security monitoring services provider in Welgemoed. This means that should a suspicious motor vehicle be identified (e.g. a vehicle listed as stolen), ADT is alerted to ensure that the necessary steps are taken.

Complaints re Noise Pollution and Pets

We as Trustees often receive complaints with regards to noise pollution in the area and issues around pets.

We would like to remind you to familiarise yourself with the **Van Riebeeckshof Master Home Owner Association (VRHMHOA) Guidelines and Rules of Conduct** available on the Van Riebeeckshof website www.vanriebeeckshof.co.za.

Good neighbourliness means that consideration should be given that hobbies, power tools and loud music should not become a nuisance to neighbours. Please see the relevant prohibitions in Section 2 of the Rules.

Section 2(g) specifically talks to **Pets**:

- Local authority by-laws relating to pets will be strictly enforced. **Pets should not cause a nuisance** to neighbours as this can lead to unnecessary conflict.
- **No** person may keep **more than two dogs and two cats** on the property without written consent from the VRHMHOA. Such consent will not be unreasonably withheld, however, subject to the approval of the Tygerberg Administration/City of Cape Town.
- Poultry, pigeons, aviaries, wild animals, or livestock may not be kept without **written consent** from the VRHMHOA, subject to the approval of the Tygerberg Administration/City of Cape Town.
- Pets are **not allowed to roam the streets** or any public area.
- Pets have to be **walked on a leash** in all public areas.
- Owners have to **remove pet deposits** from all public areas.
- **Stray pets** without identification tags will be handed to the Municipal Pound.

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- Pets that cause a nuisance will be removed by the Tygerberg Administration at the request of the VRHMHOA.

As the holiday season is upon us. Please make the necessary arrangements to ensure that your pets are well cared for should they be left at home. Your cooperation with this regard will much be appreciated!

Out best wishes to all during this Festive Season, and may you enjoy a wonderful Xmas. May the holiday spirit be with you & your family today and throughout the New Year!

Kind regards
Van Riebeeckshof MHOA Trustees