Van Riebeeckshof
HOME OWNERS ASSOCIATION

May 2024

This Chairperson's report and the Annual Financial Report (audited) covers the period 1 March 2023 to 28 February 2024.

OFFICE BEARERS

CHAIRPERSON:
Emil Scheepers

TRUSTEES:
Erina Veldsman - Communication
Johan Bester – Security
Gavin Riley - Security
Talana Crous – Environment
Marlene Janse van Vuren - Environment
Thelouise van der Merwe - Architecture
Nicolene van Niekerk - Finance

MANAGING AGENT:
Jeremy Petersen (Nolands)

ARCHITECTURAL CONSULTANT:
Freddie van Rensburg

INTRODUCTION

At the start of 2024 it was predicted that it would be a year of great importance. As the year is unfolding this prediction seems to be correct. The news that every news channel is focusing on is filled with political rhetoric in anticipation for the upcoming election planned for 29 May 2029. As a community we are slowly becoming immune to all the negativity of violent crimes and lack of service delivery.

Notwithstanding, we as residents of Van Riebeeckshof are blessed to be able to live in an area with an abundance of natural beauty and open spaces. Van Riebeeckshof is part of a wider community in the van Riebeeckshof Valley, and we live adjacent to an aquafer – stretching from the Tygerberg and runs through a wetland and onto the Majik Forest dams and beyond. Our natural environment is blessed with an abundance of scarce floral species that need to be preserved for future generations. Fortunately, there are passionate individuals in the area that go out of their way to preserve our floral heritage.

Van Riebeeckshof is not immune to the irritations created by load-shedding, burst water pipes and unwanted bin scratchers. For this reason, close working relationships with the City of Cape Town are fostered to ensure that such irritations are addressed. In Van Riebeeckshof incidents of crime is scarce. For this reason, a recent incident of a break-in (incident that was on a video) serves as a reminder to all residents that crime is real, and we should never become complacent or nonchalant.

To maintain the standard of living that Van Riebeeckshof residents have become used to, rests on the pillars provided by the sound management of the Security- and Environment portfolios. However, the VRH MHOA will not be able to do this without sound support services. Without the dedicated attention to finance, architectural integrity, communication and the coordination of our Managing Agent of the activities that require attention, this organization would not be able to function. Gratitude is due to the following serving trustees that provide their time and energy unselfishly to maintain our standard of living:

- Security – Johan Bester and Gavin Riley.
- Environment – Talana Crous and Marlene Janse van Vuren.
- Architecture – Thelouise van der Merwe.
- Finance – Nicolene van Niekerk.
- Communication – Erina Veldsman

As a result of work-related pressure, Gavin Riley has recently resigned as a trustee in the Security portfolio.

In the process of managing the different portfolios, the VRH MHOA has very ably been assisted by the following support staff:

- Nolands – Managing Agent. A very special thanks to Anel van Wyk and Dorene Balcou from Nolands.
- Architectural support – Eden Landscaping. Thanks to Gerrit van Schalkwyk and his staff that provide a top-up service to maintain and beautify the environment.
- Architecture – Freddie van Rensburg. Thanks to Freddie for his ongoing involvement and support to ensure the architectural integrity of our area.

From a governance perspective, members are requested to note that Trustees manage and control the business affairs of the Van Riebeeckshof Master Homeowner's Association, in accordance with its Constitution. Trustee meetings are held on a bi-monthly basis and communication is placed on the Van Riebeeckshof website. Residents are invited to regularly visit the website to ensure that they are well informed of developments that may have an impact on them.

REPORTS ON TRUSTEE PORTFOLIOS

To provide a synopsis of the main areas that residents need to take note, is set out per portfolio.

Security

Fidelity-ADT is the security service provider for Van Riebeeckshof and is also contracted to provide services to several neighboring residential areas. However, several HOA`s of gated communities in the van Riebeeckshof area make use of different security service providers. The benefit of this arrangement is that several security service providers are present in the area.

Visual overview and License Plate recognition cameras have been installed to provide an overview of the van Riebeeckshof Road entrance and exit routes. In cooperation with several other HOA`s and the Van Riebeeckshof Valley NPC, a camera network along this main access and exit corridor has been developed that is monitored on an ongoing basis by Welgemoed Safe. In addition to these cameras, the City of Cape Town has provided funds that were used to install video cameras at the top of Uiterwyk Street overlooking the gate towards the Eskom power station and adjacent parking area in the Majik Forest. These cameras are also monitored by Welgemoed Safe.

At a recent security briefing to the Trustees by Fidelity-ADT, the main security risks that van Riebeeckshof faces were indicated as unlimited access to the area by non-residents, and general complacency by residents. Examples of such risks include leaving food and goods that "bin-scratchers" collect on garbage removal days and residents leaving gates and garage doors open. This conduct creates opportunities for criminals to exploit.

Based on this assessment, the Trustees are planning to expand the camera coverage in the area by installing additional cameras in Koelenhof, Boschendal and Uiterwijk Streets.

Security is however the responsibility of every resident in van Riebeeckshof. As a result of the current economic downturn, an increase in unemployment could lead to increased criminality. Members need to maintain their vigilance and safety.

Environment

The green belts in van Riebeeckshof are registered as *public open space* and the COCT is responsible to maintain these areas. As COCT has limited capacity, the focus of the environment portfolio has been to actively manage the service level agreement with Eden Landscaping to beautify these areas. Any developments (e.g. developing footpaths) need COCT`s permission.

As the green belts also house several endangered floral species (fynbos), environmental experts have taken steps to preserve identified areas. This is referred to as "*steppingstones*". The intention is to indicate specific areas where scarce plants grow, and to indicate to the COCT where not to mow the grass. However, this arrangement only applies during the flowering season of the plants. One of the main benefits of creating "*steppingstones"* is that it attracts specific insects to the area that help with pollination.

As conservation of our natural heritage is viewed as particularly important, the Van Riebeeckshof MHOA has been fortunate to coopt Ms. Marlene Janse van Vuren as a Co-Trustee responsible for the Environment. Marlene is a well-known environmentalist, and her insight and knowledge is welcomed to guide the future developments in the green belts.

An area of some contention was the removal of the Grey Poplar trees on the Van Riebeeckshof traffic island, and some of the aging pine trees in the Majik Forest. Due to a public outcry on social media platforms, the COCT provided background to the removal of trees that were taken during a community meeting on 6th March 2024 held at the Protea Valley Church.

Please also refer to Annexure A setting out an environmental approach that is followed.

Architecture

Maintaining the architectural standards in van Riebeeckshof is part of the process to maintain the up-market standards of our area. However, changes to the rules are needed to be made from time-to-time. In the most recent amendments made to the Architectural Standards, changes have been incorporated into the Rules to provide for the installation of solar panels.

Members are reminded that all proposed structural changes and additions need to be provided to the Managing Agent of the VRH MHOA prior to the initiation thereof. Should you wish to do building operations, please ensure that you file building plans for pre-approval for consideration. In case of uncertainty, please contact the MHOA`s Architectural Consultant Mt Freddie van Rensburg – 0833830660.

Please familiarize yourselves with Rules that apply when repainting your house. The Rules of Conduct is available on our website www.vanriebeecskhof.co.za , and please take note of the adapted colour requirements when repainting your house.

Communication

Our aim is to keep our homeowners informed with regards to relevant information and feedback on issues that have an impact on our area. Newsletters are an important form of communication, and we invite the residents to provide regular feedback. As duplication with the newsletters distributed by the Van Riebeeckshof Valley NPC regularly occur, it has been decided to only circulate newsletters in circumstances that affect van Riebeeckshof residents only. All news flashes and important communiques are distributed by our Managing Agent Nolands and are also available on our website.

Please visit our website www.vanriebeeckshof.co.za for all the latest & historic correspondence.

Finance

The 2024/5 budget attached as an Annexure.

Legal

Recourse to legal remedies is only taken as a last resort when all other options have been exhausted. This has been the case of an uncompleted house in Uiterwyk Street. Legal steps have been initiated to enable to have the property sold to a new owner that will be interested and willing to complete the house. Our thanks to one of our members that is acting as the Van Riebeeckshof MHOA`s attorney on a pro bono basis.

INTEGRATION INTO THE WIDER COMMUNITY

Van Riebeeckshof is part of a wider community of Homeowner Associations in the area. For this reason, the van Riebeeckshof MHOA forms part of the Van Riebeeckshof Valley Non-profit Company (NPC) that serves as an overarching coordinating body to serve the communal interests of the following areas:

- Van Riebeeckshof;
- Oude Westhof;
- Welgedacht;
- Kanonberg;
- Protea Valley; and
- Various smaller gated communities.

The focus areas of the VRHV-NPC are the following:

- Clearing of litter
  Due to the pedestrian traffic along the entire Van Riebeeckshof Road, littering is particularly noticeable at the Majik Forest entrance (below the Spar-shopping Centre) and at taxi-ranks along the route. To ensure that our environment from the Jip de Jager intersection along the entire Van Riebeeckshof Road remains litter-free, a contractor has been appointed to clear any litter on a weekly basis. Picking up litter left by pedestrians is an ongoing challenge.

- Security cameras

To enhance the security in the area, the NPC has installed traffic monitoring cameras along Van Riebeeckshof Road. This enables the identification of stolen vehicle`s number plates. Should a vehicle be listed as stolen or involved in criminal activity, such a vehicle will be identified, and a central monitoring office (in Welgemoed) be alerted. Fidelity-ADT is alerted to provide the necessary response.

- Beautifying the area
  For the last number of years, the focus has been on beautifying the traffic islands in van Riebeeckshof Road, and the planting of indigenous trees along van Riebeeckshof Road. The COCT has donated >100 trees that have been planted and are being maintained by regular watering in the summer months and pruning when needed.

The Van Riebeeckshof MHOA pays a monthly fee to form part of the NPC. These fees do not directly impact individual members and are paid by the VRH MHOA from the existing monthly levies received from members.

The Tygerberg Wetlands is a large, enclosed area along van Riebeeckshof Road that borders several MHOA`s in the area. This area is part of the COCT`s open public space but was initially neglected for many years. As it forms a part of an aquafer system flowing from Tygerberg through the Wetlands to the Majik Forest and beyond, environmental importance has been the focus in recent years. It is however largely overgrown by invasive Grey Poplar trees. The area is managed in cooperation with COCT to preserve this natural heritage for future generations. It is foreseen that the Grey Poplar trees will over time be replaced by indigenous trees that naturally grow in the area.

CLOSING

The Van Riebeeckshof Trustees have committed themselves to:

- To continue the current trend to protect the capital value of the investment done by owners and to maximize their return on investment.
- To ensure proper financial management to keep levies as low as possible during these difficult financial times.
- To improve the general appearance and safety of the area.

I wish to thank my fellow trustees, our architectural consultant (Freddie van Rensburg) and our supporting team from Nolands (Jeremy Peterson and Anel van Wyk), ADT and Eden Landscaping for their much-appreciated efforts.

Emil Scheepers
CHAIRPERSON
Date: 6 June 2024

Van Riebeeckhof Environment - Road Actions and Plans April 2024

The green belts in van Riebeeckshof are registered as *public open space* and the COCT is responsible to maintain these areas. As the COCT has limited capacity, the focus of the environment portfolio has been to actively manage the service level agreement with Eden Landscaping to beautify these areas. Any developments (e.g. developing foot paths) needs the COCT`s permission.

We live in a complex ecological habitat with expectations from the community to see a visual attractive "garden" and "forest" feel, but with fragile Renoster veld (dormant in summer, but lush and beautiful in the rainy winter season - only 5% left with associated lilies, orchids etc.) and a fragile wetland system in-between. We are custodians to find a middle way to both beautifying our neighborhood with landscaped neat, manicured gardens and protecting our environment – which can be opposing concepts.
The Environment delegates have been collaborating with the greater community, Majik Forest, Steppingstones, Wetlands Association and Eden Landscape to understand and find a middle way.

VRH HOA Environmental was requested to explore the following:

1. Additional tree planting and exploring memorial gardens in some of the open spaces.
   Conclusion:
   After evaluation and consultation, it was concluded that additional trees will only be planted in areas where there are already trees, preferably in groups of 3 to 5 to create a more natural look, and to protect trees from wind. Availability of a water supply for the first 3-5 years after planting trees is regarded as a necessity.

   Before planting a tree, we should ask:
   Am I planting **?** the right tree **?** in the right place for the right reasons **?**
   List of 5 locally indigenous trees which occur naturally in the Tygerberg area:
   1. *Bush guarri* (Euclea racemosa).
   2. *Wild peach* (Kiggelaria africana).
   3. *Wild olive* (Olea europaea subsp. africana).
   4. *Spikethorn* (Gymnosporia buxifolia).
   5. *Candlewood* (Pterocelastrus tricuspidatus).

   Additional trees that can also be considered, depending on availability:
   6. Keurboom (Psoralea pinnata) (grows in wet).
   7. Honey bells (Freylinia lanceolate) – (, grows in wet).
   8. Breede River Yellow wood (Podocarpus elongates).
   9. False olive. (Buddleya saligna – Can grow in wet areas).
   10. Pterocelastrus tricuspidatus (Candlewood).
   11. Euclea racemosa (Bush guarri).
   12. Searsia augustifolia.
   13. Wilde amandel (Brabejum stellatifolium).

   Areas allocated for additional tree planting:
   1. Boschendal Play Park (C on Annexure A) – additional trees can be planted and additional benches for family visits can be allocated. No thorny trees should be planted in this area.
   2. Green strip between Uiterwyk and Landskroon streets (E1 on Annexure A).

3. The lower part of Oude Westhof Park opposite (E3 on Annexure A).
4. The upper part of Oude Westhof Park (E2 on Annexure A) is marshy and fragile with vulnerable marshland species. This area should be rehabilitated back to marshland area.

Activities:

1. Steppingstones support in Van RiebeeckHof

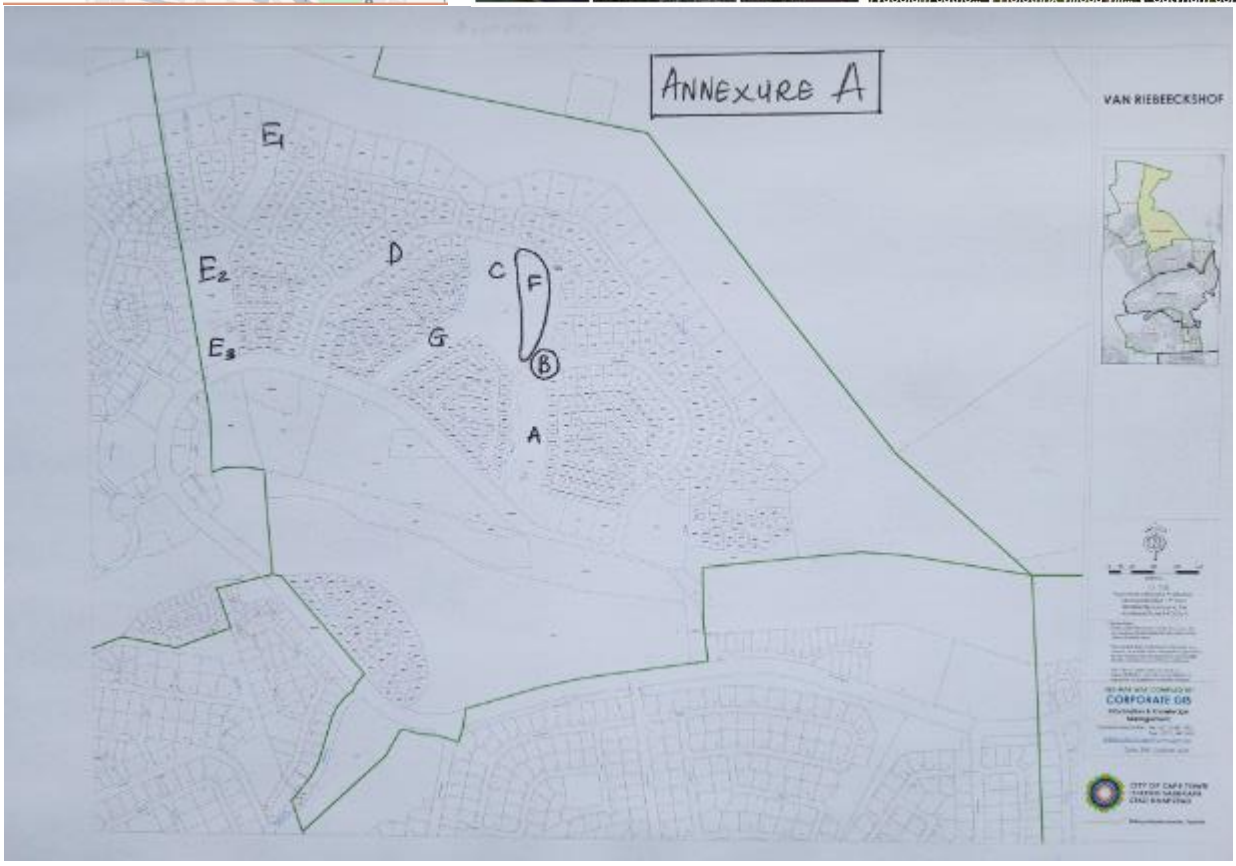
   During the wet winter months and flower season, the community will notice demarcated areas with Steppingstones signs. These areas are not mowed throughout the year. The Stepping Stone and Biodiversity volunteers work relentlessly to maintain these areas to give Renosterveld an opportunity to recover, and for the community to enjoy the Renosterveld bulbs, -orchids and daisies that beautify our area.

   Allocated areas:
   1 - Boschendal Park: (F and G on Annexure A)
   2 - Demarcated areas in Middelvlei (A on Annexure A) Permanent and seasonal for daisies.

   During September 2024, Van Riebeeckshof will host our first Flower Walk for the community.


VAN RIEBEECKSHOF FLOWER ROUTE
Start and finish
Areas of interest
VAN RIEBEECKSHOF


Genus Carex
Pauridia capensis
Romulea rosea
Genus Sparaxis
Moraea flaccida
Gladiolus alatus
Satyrium erectum
Euryops linifolius
Genus Erica
PIC•COLLAGE


ANNEXURE A
VAN RIEBEECKSHOF
E1
E2
E3
D
C
F
G
B
A
CORPORATE GIS