VAN RIEBEECKSHOF
HOME OWNERS ASSOCIATION

VAN RIEBEECKSHOF MASTER HOMEOWNERS` ASSOCIATION
Welcomes you to Van Riebeeckshof

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Visit the website for further detail: **www.vanriebeeckshof.co.za**

1. Introduction

Welcome to Van Riebeeckshof. This document will assist you with general information about the area, and contact numbers in the case of queries.

2. What is the Van Riebeeckshof Master Homeowners` Association (VRMHOA)?

Van Riebeeckshof Master Homeowners` Association (VRMHOA) was established in terms of the Land Reform Act, and a Homeowners` Association with a constitution was formed for the entire suburb of Van Riebeeckshof. The area was further subdivided into single residential plots and portions of land were zoned for smaller Homeowners` Associations within the Master Homeowners` Association.

Every person purchasing a property in the Van Riebeeckshof area, automatically (without choice) becomes a member and is legally subject to the constitution of the VRMHOA.

The main objective of the Master Homeowner's Association, with its rules and guidelines, is to create, maintain and protect for residents a high-quality lifestyle. It may also provide certain services where these services are not supplied by The City of Cape Town.

a) Trustees

The trustees act on behalf of the members (owners) and are bound by the Constitution of the Van Riebeeckshof Master Homeowners` Association Constitution – a copy is available on the website www.vanriebeeckshof.co.za**.** An Annual General Meeting is held, and at this meeting the Audited Financial Statements are approved and the trustees, nominated by members in Van Riebeeckshof, are elected.

The trustees, in turn, appoint a Managing Agent and various service providers to manage the area effectively. They also work closely with the Ward DA councillor, the Mayor of Cape Town and the SAPS representatives.

The current trustees are:

Trustee	**Portfolio**
Emil Scheepers	Legal / Compliance
Erina Veldsman	Communication
Johan Bester	Security
Marlene Janse van Vuuren	Environment
Nicolene van Niekerk	Finance / Chairperson
Talana Crous	Environment
Thelouise van der Merwe	Architecture

b) Levies

The current monthly levy structure is **R330** for single erven, and **R165** for units in gated communities. The levies are used for general improvements and maintenance, environmental projects, and additional security.

A 5% discount is offered to members who pay annual levies upfront – for the period 1 March to 28 February. The budget for the financial year is annually presented at the Annual General Meeting with the Financial Statements being audited by an independent auditor.

3. Building

Before an owner embarks on building alterations of any nature, please refer to the Guidelines and Rules of Conduct of VRMHOA for full clarification. If still in doubt, contact the managing agent for details. This will prevent costly mistakes. The VRMHOA requests owners to inform the trustees or the managing agent of illegal dumping of building rubble or rubbish on any public open space, pavement or open erf. Action can then be taken.

4. Communication

a) **Owner's Contact Details**
The trustees and managing agent need to communicate with residents regularly with relevant and important information. Please update all your contact details with the Managing Agent as soon as possible. We need the following:
- Name
- Address, and/or Postal address
- Erf number
- E-mail address (our primary method of contact)
- Telephone numbers

b) WhatsApp Groups
We have a two WhatsApp groups for residents:
- VRH Community
  - Link: https://chat.whatsapp.com/JcOEmmMzap56wXCWcLorzw
- VRH Security
  - Link: https://chat.whatsapp.com/Hmy8ncEGJ0BFxxMcWpvtHM

c) **Website**
The website is a central point for information and communication. Please visit our website www.vanriebeeckshof.co.za

5. Contact Numbers

Managing Agent:

Nolands Incorporated	Tel: 021 943 4340

Fidelity ADT:

Van Riebeeckshof Patrol Car	083 677 3699
Control Room (Emergency)	086 12 12 300

SAPS:

Durbanville Police Station	(021) 970 3811/2
Sector Commander is Captain Wentzel	082 5636 769
Sector vehicle patrolling in our area	082 5222 639

This number can be used to report: crime in progress, suspicious activity and other emergencies

Environmental maintenance:

Eden Landscaping	www.edenlandscaping.co.za

General:

Informal squatters (Displaced people's unit)	0800 87201
Nuisance behaviour (Law enforcement)	(021) 912 3580

Illegal dumping	086 0103089
Streetlights	power@capetown.gov.za
Water, sanitation services, roads	0860 103054
Bellville Night Shelter	(021) 949 1939

6. Environment

a) **Vagrants**

Vagrants are a major problem in the entire Van Riebeeckshof Valley, due to the sizeable proportion of open public areas and parks. The VRMHOA has identified a few key reasons for vagrants in the area:

- **Refuse bins on pavements before collection:** Please leave refuse bins outside for the shortest period possible to discourage vagrants. Refuse collection is done by the City of Cape Town Mondays and recyclables on Tuesdays.
- **Feeding homeless people:** Please do NOT leave food on refuse bins, or feed vagrants in any way. This stance is endorsed by the City of Cape Town as it keeps the unfortunate in a cycle of dependence and promotes vagrancy. If residents want to help the less fortunate, contact your local church for donation options or the City of Cape Town`s Social Development Department.
- **Casual Labour:** Vagrants are encouraged to stay in the area if residents give them odd jobs. This is also a security concern.

b) **Maintenance of the environment**

Eden Landscape Company is currently our landscaping and maintenance service provider, tasked to remove rubbish, weeds, and execute ad hoc requests from the VRMHOA.

a) **Renosterveld**

The Renosterveld above Chianti Villas, bordering the public open space, is on the critically endangered list. The VRMHOA has erected a board opposite the circle in Middelvlei Road to provide information about the uniqueness of this fast-disappearing piece of flora.

b) **The Tygerberg Wetlands**

The area, which is fenced in, and at the entrance to Van Riebeeckshof, is a natural wetland area. It is managed in partnership with the City of Cape Town and the Tygerberg Wetlands Association. The wetland area is fenced, and the electrification powered by the electricity supply of the Oude Westhof Retirement Village. This serves to deter vagrants to enter the area. The long-term plan is to remove all alien vegetation that has invaded the area and replace this with indigenous flora.

c) **The Van Riebeeckshof Valley NPC**

The City of Cape Town faces numerous challenges in providing services to a diverse community. The Van Riebeeckshof Valley - NPC strives to maintain and enhance the services provided by the City of Cape Town to ensure the valley retains its status as one of the premier neighbourhoods in the Northern Suburbs. It was officially launched in August 2019. Van Riebeeckshof Valley NPC is legally constituted to facilitate and provide community driven urban management coordination for the valley. The organisation will play a major coordination role as well as having dedicated resources to appropriately respond to local problems and provide top-up municipal services where necessary.

The Van Riebeeckshof Valley -NPC members are the MHOA`s in the Van Riebeeckshof area. The Van Riebeeckshof MHOA is a member and is represented on the Board of the NPC.

For more information, please refer to the Van Riebeeckshof Valley -NPC website: https://www.valleynpc.co.za.

7. The Managing agent

The VRMHOA has appointed a Managing Agent to do the day-to-day work on its behalf.

a) **The Role and Function**
- Keep and update owners' contact details.
- Invoice owners and collect levies.
- Occasional communication with invoices.
- Attends trustee meetings and Annual General meetings and keep minutes thereof.
- Payment of service providers.
- Issue clearance certificates for property sales in the area.
- Execute instructions from trustees.
- Handling queries from owners on an ad hoc basis.
- Approval of building/alteration plans prior to submission to the council for approval.
- Collection of building deposits.

b) **Nolands Incorporated**
The company Nolands Incorporated is our appointed Managing Agent. Their contact details are:
Contact person: Anél van Wyk
Tel: (021) 943 4340
E-mail: anelvw@nolandstyg.co.za

8. Security

Every homeowner is responsible for his/her own security.

a) **ADT**
Over and above individual security measures, ADT is contracted to Van Riebeeckshof to patrol the entire area 24 hours a day. Their role is to provide visible security monitoring, give pro-active reports to the trustees, and offer all residents services, like 'meet and greet', and respond to suspicious behaviour or distress calls.

ADT can only enter a homeowner's premises if a homeowner has a contract with them. In the case of an emergency the homeowner might want ADT to enter and assist, even though the homeowner has a contract with another security company. To activate this service, contact ADT to create a zero-billing contract.

The trustees also negotiated with ADT for a reduced fee for new ADT clients in the area.

We would like to encourage each one of you to contribute to make Van Riebeeckshof safer and better for all of us!

Thank you
Van Riebeeckshof MHOA Trustees