

RV NEWS BULLETIN

JULY 2014

1. ENVIRONMENT

1.1 Pets

NO-ONE is allowed to bring or keep a pet, domestic or feral, on RV for very good reason. Any such pet will be put down. Please see the attached articles with respect to pets and game reserves.

We had an embarrassing situation very recently where a pet (with no tag or ID) was found on the estate and was subsequently put down. The owner of the pet has taken the matter up with the Board questioning the approach taken in the matter.

We want to avoid these embarrassing situations. If a pet is found on the estate, not only does the owner risk paying a fine of R2000 but will lose the pet permanently. Please, can we all abide by this rule.

1.2 Wood collection

There have been instances where residents have been seen collecting firewood from the surrounding bush. We would like to remind residents that our Home Owner's rules state that one will "not collect or take anything from the estate, including any wood, stones, flora, fauna or the remains of fauna". Decaying wood not only puts nutrients back into the soil from which other vegetation benefits, but in many cases it hosts a macro community which forms part of the greater eco system. We urge residents to refrain from picking up wood.

CAUSEWAY



2. ESTATE MATTERS

2.1 Causeway roadwork

You will have noticed the RV staff working on the causeway and widening the access slopes.

As mentioned in a previous bulletin, the causeway poles are being reinstated to guide people across in the event of the causeway being under water. Due to the unsightliness of the poles, we have altered the installation method, and they shall only be erected when needed. Only the housing component of the poles will be visible when the causeway is not in flood.

We will be upgrading the access slopes to the causeway with a combination of recycled railway concrete sleepers, water drainage structures and gabion work. Please be patient when this project commences as we will have to narrow the access from time to time in order to complete the work.

2.2 Use of Generators

We have experienced a few power outages during the last couple of weeks. This is not only a nuisance, but a great source of frustration. Due to these outages, some residents have acquired a generator to alleviate their frustrations. RV is meant to be a tranquil environment and the noise associated with generators can cause disturbance to our neighbours. After the 2012 floods, a circular was sent out describing the conditions under which generators would be permitted. We remind you of these conditions and urge you to abide by them in order not to be a irritation to your neighbours.

PURPOSE AND USAGE

- I. The usage of generators shall only be allowed in emergency situations when line power supply is not available for periods longer than 12 hours
- II. May not be used for construction or maintenance power without prior permission from the Estate Manager
- III. Operating times are limited to the following times:
 - a) 06h30 to 20h00 weekdays
 - b) 08h00 to 18h00 weekends and public holidays
- IV. The generator may not exceed a generating capacity of 5KW.
- V. The fuel must be stored in a safe environment with proper provision for fire precautions including an appropriate fire extinguisher.

GENERATORS



3. ADMINISTRATION AND COMMUNICATION

RV Rules

The existing rules of the Association have been changed, altered and updated since the estate was established.

Some sections have become redundant over time and ambiguity has crept into some of the documentation. Your board has decided to work through all the rules one by one and in conjunction with the sub-committee members, update them into what we believe the rules should be. Upon completion the amended rules will be sent out to all members for perusal and consideration.

4. SECURITY - FIREBREAK UPDATE

To date 75 % of existing houses have completed their firebreaks. The majority of the outstanding houses is due to a backlog of work from the service providers. We would like to thank everybody for the positive attitude and co-operation in this matter.

5. CONSTRUCTION

5.1 Building sites

We have 12 houses currently under construction.
2 projects were completed during the last month.

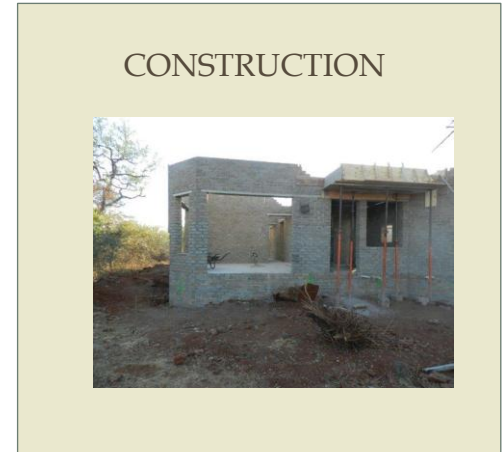
5.2 Building Amnesty

As communicated in previous news bulletins, the building amnesty ends 31st July 2014.

This amnesty is also relevant to the aesthetic guidelines of the estate. Houses will be inspected during the course of the next year, and on an annual basis thereafter, to ensure compliance as far as possible. Members have to go through the correct procedures, as per house rules, for any changes or alterations, as non-compliance can result in either the removal of the unauthorized structure and/or fines being issued, both from Maruleng Municipality and Raptors View. Thanks to all the members who have taken the time to contact the Association in this matter.

5.3 Pre-sale property inspections

Please take note that if any property is developed, a building inspection needs to be conducted prior to the issuance of a Home Owner's clearance certificate. If any irregularities are noted, these must be made good to conform to the Home Owner's Building regulations and Architectural guidelines prior to the issue of the clearance certificate.



6. AGM AND INFORMATION EVENING

6.1 Information evening

We are just about in the position to present to you the capital projects that will involve considerable financial outlay. To this end we would like to host an information evening for residents on 21st August 2014. The time and venue will be advised.

Among the topics to be discussed will be:

1. Raptors View water project
2. Raptors View electrical grid
3. Quemic medical response estate plan

The object of this information evening is to create a communication medium at which residents can obtain more information on the above mentioned by means of presentations and a Question & Answer session. This is not an SGM.

6.2 AGM

We have set the AGM date for 27th September 2014