

RV NEWS BULLETIN

JUNE 2014

1. ENVIRONMENT

1.1 2014 Animal Removal

We have concluded all warthog removal for the year 2014.
Thanks to all the residents for their positive attitude during this period.

2. SECURITY

FIREBREAK EXAMPLE

The pump houses serve as an appropriate example for a firebreak



20cm or less.

If you are still unsure in this regard, please contact Byron on 071 675 2525.

2.1 Fire Breaks

A reminder that residents have to cut a compulsory fire break around all houses. We have set a deadline for 30 June 2014 by which time all fire breaks should be completed.

For the purpose of a firebreak around your house on Raptors View, we recommend the following:

1. Slashing of herbaceous vegetation (Grass, small shrubs) around buildings. You do not have to remove bushes or established trees.
2. A minimum distance of at least 15 to 20m (or as per insurance specifications) from all thatch structures. River stands may reduce this due to privacy issues of neighbouring stands (at your own risk).
3. Slash vegetation to a maximum height of

2.2 Fire Marshalls and Fire Plan

We are currently revising the estate fire plan. Part of this plan is to have fire marshalls in every phase of the development to act as monitors. We would like to enquire who would be willing to act as these fire marshalls, and also who would be willing to go for fire training (at the expense of the estate) in order to assist the fire marshalls. If you are interested in becoming a fire marshall, please notify the RVHOA office.

2.3 Visitor Exit Code

During the last week, we have had numerous reports of the Tap cell number not sending out visitor exit codes. The reason was due to network related faults experienced with the network provider.

In the event of this happening again, please contact the main gate (015-793 1663) and notify the guards of your visitors departure. The guards will then confirm with you when your visitors arrive at the gate to leave.

2.4 Security Visits to Private Homes

For the last few years, the security mobile unit has been used to do checks on houses while the residents are away. This is a resource that should be utilised for the benefit of the whole estate. Over the last year this service has been used on such a large scale that the costs related to providing it has escalated beyond reasonable. This also results in the mobile unit spending more time at specific houses, rather than on the estate as a whole.

711 House visits were made in the month of May alone.

For this reason the Board has decided to manage this valuable resource as follows:

1. Mobile visits to houses will be limited to two visits a day, one during the day and one during the night.
2. From September 1, a cost of R20/day will be applied to the house visits. This will be added to your monthly levy account.
3. Residents are to notify the office if they wish to have house visits done. The office shall then communicate the information to Quemic.
4. Residents that are away for longer periods of time are advised to have a silent alarm installed, this will cost less in the long run.

2.5 Tailgating through the Booms

There are still residents tailgating other vehicles through the booms. This action is not only unacceptable, but increases the risk of damaging the expensive equipment as drivers may drive into the boom/gate/swipe card reader.

The guards are keeping a record of repeat offenders, and the following fines will be imposed on these individuals:

- 1st offence – warning
- 2nd offence - R200 fine
- 3rd offence – R400 fine
- 4th offence – R600 fine

Subsequent offences will be fined at the discretion of the Association. This will run on a 6 month cycle, from the date of the first offence.

2.6 Contractors Gate Access

While Raptors View residents living in the vicinity are welcome to use the contractors gate, from July 1 the following operating procedures will be introduced:

1. The security official will stand next to the swipe machine and accept the card from the driver and swipe it for her/him.
2. All passengers will be required to exit the vehicle and pass through the pedestrian gate.

The reason for this is that we have found numerous cards used by contractors/service providers that do not belong to them, eg. they have been borrowed or stolen. We are therefore tightening up that aspect of our security, and we cannot have different rules for different parties at the same gate.

2.7 Damage to Property

As advised we have static speed cameras housed in boxes at different points on the estate. Anyone caught damaging these cameras/boxes, will be formally charged with Malicious Damage to Property. The same will apply to any property belonging to the estate.

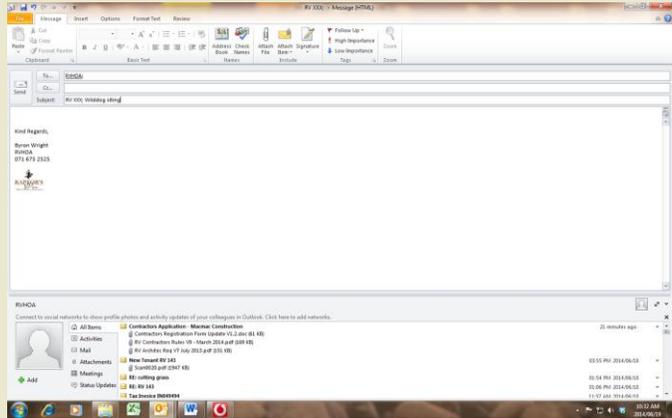
3. ADMIN AND COMMUNICATION

3.1 Emails to the Office

Please use your SITE NUMBER in the subject field along with the subject of your enquiry/request when emailing the office.

COMMUNICATION TO THE OFFICE

Remember to put your site number in the subject field



4. CONSTRUCTION

4.1 Building Sites

We currently have 170 houses built and nine under construction on the estate, with one more in the pipeline.

4.2 Building Amnesty

We would like to remind residents of the building amnesty set for 31 July 2014. Members should declare all additions that are not reflected on the house plans which are kept at the office. This amnesty is also relevant to the aesthetic guidelines of the estate. Please contact Byron or the members of the building sub-committee, for any assistance. Thereafter, members must go through the correct procedures, as per the house rules, for any changes or alterations as non-compliance will result in either the removal of the unauthorized structure and/or fines issued both from Maruleng and Raptors View. Random house inspections will take place after July 1.

5. INFORMATION EVENING AND AGM

We have received a preliminary report from Motla regarding the electrical infrastructure on Raptors View, and within 3 -4 weeks will know how much we might need to spend and over what period. To this end the information evening will be held towards the end of July, when we will also discuss the estates water requirements going forward. The AGM will therefore be held towards the end of August or early September.