

# RV NEWS BULLETIN

NOVEMBER 14, 2014

## 1. CAPITAL PROJECTS

The 5 year plan for capital projects (water storage, new entrance and electrical upgrade) is slowly gathering momentum. The purchase of stand 10 has been concluded, and we are awaiting transfer. Sub committees for each project are in the process of being formed and we request that any members interested in being involved contact the RVHOA office. We are particularly looking for persons with an engineering or technical background.

The board wishes to assure everyone on Raptors View that we are committed to total transparency at every stage of the projects – information meetings will be called, also meetings with other interested and affected parties, and before any decision is implemented members will be advised. The selection process for the various service providers must be beyond reproach.

We will soon be seeking tenders from Town Planners, Land Surveyors and Architects, and should any member with the relevant expertise be interested, please contact the office.

As discussed at the AGM and as part of our policy to conserve energy, the costs of which are escalating year after year, we will be replacing all 60 amp with 40 amp circuit breakers in all homes from early in the new year. This modification will be done at all the electricity kiosks. Members are encouraged to install energy saving devices, such as solar geysers or heat pumps, cook with gas and use only the most energy efficient globes. This will be a prerequisite for all new homes.

Raptors View is one of the most sought after wildlife estates in the Lowveld, which other estates look up to, and we are constantly striving to improve the lifestyle and security of its members. It is this legacy that we wish to build on, so that our members can enjoy safety and security in a natural paradise, now and for future generations.

## 2. ANIMALS

3.1 We have come across a Nyala Bull on the northern side of the estate that seems to have been shot with a paintball gun. We are saddened that a resident of, or a visitor to Raptors View could stoop so low as to commit such a senseless, cowardly act.



3.2 With summer in full swing, there is an increase of animal activity on the roads. Vehicles pose a major threat, especially for snakes, squirrels and dung beetles. We have already seen an increase in dead animals - please keep an eye out for them and stick to the speed limit.

### 3. FESTIVE SEASON CLOSURES

Please remember that the contractor's gate will not be in operation from the close of business on Friday December 12, and will re-open on Monday January 5, 2015.

The office will be closed from Friday December 19 until Monday January 5, 2015.

### 4. SECURITY

#### 4.1 Tailgating

There has been an increase in the number of vehicles tailgating through the main gate booms (ie. following the previous vehicle through the boom without using a card). Please do not abuse our access security – all access and egress is monitored by camera. If you do not have sufficient access cards for the number of vehicles residing at your home, kindly arrange to get an extra one from the office. We will henceforth be applying the following fine structure for tailgating:

1st offence – warning

2nd offence - R200 fine

3rd offence – R400 fine

4th offence – R600 fine

Subsequent offences at the discretion of the Association, repeat offences committed within 6 months of the previous offence.

#### 4.2 Gate access override.

The gate guards will no longer be able to override the access system, and any entry without the requisite access card or tap code will require the guard to first obtain authority from his supervisor or manager. Only once entry has been approved, will an entry tap code be sent from the control room to the visitor's boom. This might take time, and drivers are requested to be patient.

The same procedure will apply to anyone leaving the estate, so please ensure that your visitors have a tap exit code, or that you have your access card with you.