

# RV NEWS BULLETIN

OCTOBER 2014

## 1. GENERAL

We are now in the last quarter of 2014 and have had a busy year already. The AGM was held on 27<sup>th</sup> September 2014. Attached, please find the minutes of the meeting.

### 1.1 Director Portfolios

The following Directors have been voted in/continue to serve on the board.

The Board has decided that at least two directors are to serve on a portfolio to ensure continuity.

Richard Braun – Chairperson and Finance

Michael Brooke – Security and Communication and School liaison

Peter Hartley – Security and Construction.

Rob Severin – Communication and Estate Management

Hugh Marshall – Estate Management, Communication and Ecology.

Anthony Cavill-Taylor – Ecology

Dave Spencer – Ecology and Construction

### 1.2 Sub-committees

The sub-committee is a platform in which members can actively interact and advise the board on aspects pertaining to the management of the estate as a whole.

We would like to invite any members that want to get involved with a specific sub-committee to provide the office, via email, their name and the sub-committee they would like to be involved with.

The existing sub-committees are:

Communication

Security

Construction

Ecology

Finance

The estate management portfolio is incorporated in the above mentioned sub-committees. All capex projects will fall under the construction portfolio.

## 2. ESTATE MATTERS

### 2.1 Causeway

The initial intention was to make use of recycled Transnet concrete railway sleepers in order to upgrade the access slopes of the causeway. Due to challenges associated with acquiring those sleepers, we have opted for a more permanent solution, i.e. concrete slabs.

We plan to have the concrete work completed and the causeway open by 10 November, as the concrete curing process takes time.



## 2.2 Road Signage

Residents are reminded that ONLY house numbers are allowed at driveway entrances. Only indigenous/local rocks, plants and tree stumps may be displayed. Other ornaments/artifacts/sign boards can be displayed at your house within the building circles provided they are not visible from the road.

Please note that members deviating from this regulation will be requested to remove such items within 15 days, otherwise Farm Management will remove them.

2.3 Due to future work and modifications required to the Raptors View electrical grid, energy efficient/saving methodologies have to be implemented as per Motla's recommendations.

The Board has decided it would be wise to implement these measures sooner rather than later. The Construction sub-committee will be tasked in the next meeting to incorporate various energy saving recommendations within the Raptor View Architectural Guidelines.

As a minimum, the following requirements will be implemented for all new plans submitted from the 1st October 2014:



- a) Electrical supply breaker in the kiosk will be reduced from 60A to 40A. This will also be implemented in all existing built houses
- b) Calcamite Biomite BM10 sewer system (already a requirement)
- c) Solar/gas/heat pumps for all water heating requirements
- d) LED globes to all lights
- e) Total number of Air conditioners to be reduced to a minimum and where required inverter type to be fitted
- f) Gas to be used on all hobs/stove

A special request is made to all existing built houses, that in future extensions or equipment replacement, the above be seriously considered.

## 3. ADMINISTRATION AND COMMUNICATION

### 3.1 RV Rate Payers Meeting

Take note that a Hoedspruit Rate Payers meeting will be held on 14 October at the NG Church Van Rensburg Hall at 17h30. The increased rates will be under discussion. We urge as many members as possible to attend.

### 3.2 Increased Levy from 1<sup>st</sup> November

As per the unanimous vote of members at the AGM, effective 1st November 2014, an additional R300.00 per month will be billed towards the Capital Projects Fund. For those owner's with debit/standing orders, we request that you contact your bank to have your monthly payment increased accordingly.

### 3.3 Byron's Leave

Take note that Byron will be on leave from 10 -14 October and from 18 – 26 October 2014. The RV Estate phone will be manned for emergencies whilst he is away.

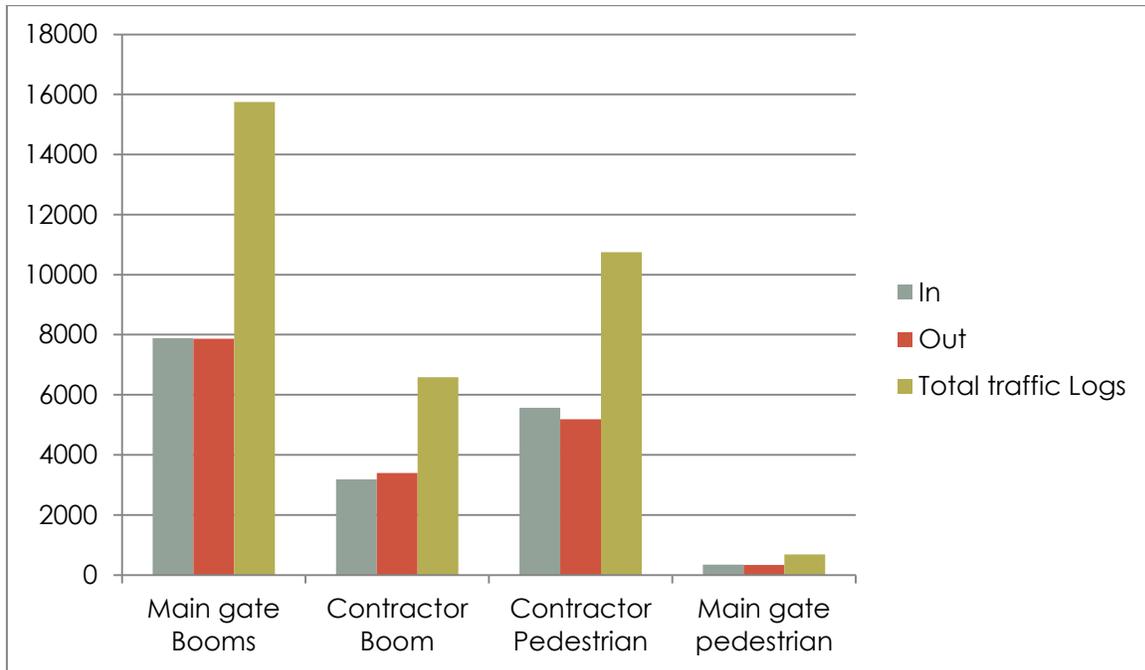
### 3.4 Quemic Medical Response

We would like to do a final count of residents that are interested in becoming a member of the Quemic Medical Response service. Please let the office know via email in order for us to obtain a final costing from Quemic in this regard.

## 4. SECURITY

### 4.1 Access Statistics September

The following statistics are relevant to access to the estate for the month of September 2014:



Take note these figures include any access denied logs etc.

### 4.2 House Visit Costs

As previously advised, effective 1<sup>st</sup> October, all residents that request their homes to be visited by the roving security patrol whilst they are away, will be charged R20 per day. This will include two visits per day/night.

### 4.3 Staff, Temporary Access, Contractors Access

It was brought to our attention that there has been an increase in the number of contractors being given access to the estate by members through the main gate. For security reasons and for us to be able to monitor contractor movement, all contractors and service providers have to be registered with RVHOA. All employees have to undergo the Ideco security screening and they will only be permitted to access the estate through the contractor's gate during the times the contractor's gate is open. For new companies wanting to carry out any work on Raptors View, there are also procedural requirements, including the Ideco security screening, which take time to process. Applications need to be submitted timeously to avoid any time delays.

There has also been an increase in residents who bring personal staff through the main gate booms without electronically logging the staff in on the access system. The system was put in place to assist members in order to allow them to bring staff in through the main gate. If the abuse of the system continues, an alternative access method will have to be considered.

Quemic no longer issue temporary staff access cards as temporary staff may pose an increased security risk. Any person wishing to work on the estate has to be in possession of a valid access card. Please do not ask security or estate management for temporary access cards for any staff.

## 5. CONSTRUCTION

### 5.1 Building Sites

We currently have 9 building sites under construction and two alterations in process.

Several plans are in various stages of approval.

### 5.2 Architectural Plans

As per South African legal requirements ALL plan submissions will only be accepted from person/s registered with S.A.C.A.P. (South African Council for the Architectural Profession). The person/s submitting the plans for approval needs to provide a current copy of their S.A.C.A.P. membership as part of the plans approval process.

## 6. ECOLOGY

### 6.1 Tour of Estate for Members

In an effort to increase communication with members, we would like to initiate a "behind the scenes tour" of the happenings on the estate. The continuation of these tours will be dependent on the interest received.

Members who are interested must please provide their names to the office and you will be contacted in due course for a date and time on which the tour will take place. Remember we can only accommodate up to 6 people at a time on the RV game viewing vehicle.

### 6.2 Game Count

Herewith the 2014 game count figures:

## Game count 2014

Name	Males	Females	Calves	Total
Blue Wildebeest	3	24		27
Duiker				7
Giraffe	4	22	2	28
Impala	22	117		139
Kudu	5	21		26
Monkey Troops				2
Nyala	7	2		9
Steenbuck				1
Vulture Nest				1
Warthog				28
Waterbuck	7	18	2	27
Zebra				27

### 6.3 Feeding of Wild Animals

We make every effort to keep RV as wild and pristine as possible. We are aware that more and more members are putting out salt licks and other unnatural food items for a range of different animals.

We discourage this activity. Artificial feeding in one spot can potentially result in overfeeding and trampling of an area around your house. When the rains come you most probably will have an increase of pioneer vegetation species rather than a balanced herbaceous layer. Feeding also habituates animals to humans. Although the animals appear tame, they are even more dangerous as they have lost their natural fear of man and their actions become unpredictable. People also tend to feed animals food that does not occur in their natural diet, most often leading to dietary complications. For instance, we have heard that someone is feeding dog pellets to Banded Mongoose.



There is a honey badger doing the rounds that has broken into a couple of rubbish bins. Do not confront any badger as they can be extremely dangerous. Reinforce lock up bins to discourage any visits from it. This animal has obviously been fed by members, in everyone's interest please stop doing this.



With the veld now at its driest, we are hopeful that the rain will come soon. Monkeys tend to move from house to house looking for easy food. Residents are urged not to have fruits and food visible as we have had some instances where monkeys have broken through the mosquito gauze in order to get to the food.