

## RV NEWS BULLETIN

**22 APRIL 2016**

### 1. RV SECURITY

#### 1.1 Security Breaches.

The last security breach was on 25 March 2016. We have strengthened the fence along the vulnerable area by closing up large gaps beneath the fence with concrete plinths and installing additional electrical razor wire over fence posts. Khaya Ndlovu has implemented horse and vehicular patrols on their side of the fence.

#### 1.2 Risk assessment

We are making headway with our Risk assessment and should have it completed by the end of May 2016.

#### 1.3 Fire breaks

We are full on entering the dry season, and although the vegetation fuel load is low, we still insist on having firebreaks cut around houses during the winter period. We request that this be completed by 31 May 2016. The estate team can assist you with this, please send email requests to the office in order to be added to the schedule.

### 2. ECOLOGY

#### 2.1 Baboon patrols

We have implemented baboon patrols and increased the baboon patrols to two staff members. We now cover a wider area simultaneously and have achieved some success. The time baboons spend around houses is much less and the frequency and severity of their visits to houses has declined.

Our employees walk along drainage lines and along internal roads, and can be easily identified as they wear a khaki uniform with "RVHOA" embroidered on their left breast pocket.

#### 2.2 Game Capture

We have applied for our capture permits and all indications from the game capture company is that we should commence with the game capture during the first or second week of May. You will be advised by bulk sms on the actual days of the capture.

## 3. ADMIN

### 3.1 RV website

Our website has been up- and running for some time. We would like to thank Sarah Solomon for all her efforts and time on spent on setting up the website. The website is responsive and can be viewed on tablets and phones. Please visit our website at <http://raptorsview.co.za/> Should you wish to enter the member's area, click on login and use "RV2015" as the password.

### 3.2 Office closure

Take note the office will be closed from 27 April 2016 and shall only reopen on Tuesday 3 May 2016. The May levy invoices will then only be sent out by 5<sup>th</sup> May 2016 at the earliest. If you are expecting visitors over this period please arrange for visitors cards to be activated before then. For emergencies contact the estate cell 071 675 2525.

### 3.3 Payment reference

Please use your account number as the beneficiary payment reference when making payments to RVHOA, for ease of identification. Please also include your site number in all correspondence with the office.

### 3.4 Recycling bags

Recycling bags are available from the RVHOA office at R40/20bags. The price has increased as we had to purchase new stock. These bags are to be used for all your recyclables (put all paper, cardboard, tin & glass in one bag) for waste collection on Thursdays. We urge members to get involved in the recycling initiative.

### 3.5 Eskom increase

RVHOA did not effect the 2015 annual increase from Eskom. We have now had to incorporate the April 2015 increase of 12.69% plus the April 2016 increase of 9.4% making the new kwh price R1.37/kwh effective 1<sup>st</sup> May 2016.

### 3.6 2015/2016 Telkom phone books

We have some phone books available in the RVHOA office, pop in and collect one should you be interested.

## 4. BUILDING AND CONSTRUCTION

### 4.1 Building site waste management

We have found that some building sites add to attracting baboons and monkeys to certain areas as they have open dustbins and food sources are easily accessible. These animals then associate that site as a source of food and will continue to do so after the completion of the project. We will now insist that all building contractors have suitable lockup wheelie type bins on site to contain their day to day rubbish. If you currently have a house under construction, please convey this to your builder.

#### **4.2 Architectural rules**

The new MOI was adopted with great success. We are now reviewing all the estate rules to incorporate all past changes, remove ambiguity and keep abreast of technological changes.

The architectural rules have been reviewed with the help of some subcommittee members. Attached, please find the proposed improved document for review and comment. Please send any comments or suggestions to [rvhoa@mweb.co.za](mailto:rvhoa@mweb.co.za) by 16 May 2016. We shall then try and have an information session on Saturday 28 May 2016, at 09h00 in the Black Rhino hall, to work through these comments. These are your rules and your input will be valued.

#### **4.3 Contractor's Gate – Winter access times**

Please note that effective 1<sup>st</sup> May 2016, the opening time for this gate will move to 06:30 and it will close at 17:30.

#### **4.4 Plans submission and Building related issues**

We are now scheduling Thursday as the day to review building and alteration plans and deal with other building related queries. Please allow up to 3 weeks to have any submissions reviewed. Please keep this in mind should you intend submitting any plans. If you have any queries regarding the plans submission process, please contact Byron on 071 675 2525 to assist.

## **5. CAPITAL PROJECTS**

#### **5.1 Electrical update**

The electrical upgrade is running well and is ahead of schedule. Minimum interruptions have been noticed in the traffic flow. We ask you to be patient if there are interruptions during this project.

We shall also try and keep you informed via bulk sms where work is happening, in order that you can plan around it.

As part of this project, all houses must be fitted with a 40amp circuit breaker. We need to establish what amperage circuit breaker is currently installed at each and every house.

Please assist the staff in this endeavor when they come round to collect these facts.

Eljon will start replacing existing kiosk circuit breakers in phase 3 on 28<sup>th</sup> April 2016. There will be power outages during this time. Members will be advised via sms the day before they will be affected, so you can make necessary arrangements.

#### **5.2 Water projects**

The water storage project has been on hold for some time now. More investigations have been conducted regarding alternative positioning of the tanks as well as the associated costs with these positions. We should have the final proposal ready soon and would like to arrange an information session on Saturday 28 May 2016, 09h00 at the Black Rhino hall.

## 6. SOCIAL

### 6.1 River braai

We have set the date for the River braai for Saturday 28 May 2016.

We are hosting an information session in the morning for residents regarding the water project and architectural rules, and shall continue with the river braai from 14h00 the same day.

Please let the office know if you will be attending (rvhoa@mweb.co.za).

We shall provide tables, fires and salads. Please bring your own "chop and dop", cutlery and chairs.