



NEWS BULLETIN

10 February 2017

1. Security, Health & Safety

1.1 Dangerous Game

Please be cautious when out and about on the estate and on the fence line.

During the last few weeks several sightings of lion, elephant and wild dog have been made along our fence line, and two black rhino have recently been released on Khaya Ndlovu and have been spotted along the fence line. We have also had a few reports of hyena sightings on the estate and still have leopard moving about.

We remind residents that we are surrounded by a conservancy and other wild life estates and there is always a possibility of dangerous game breaking through the fence and coming onto Raptor's View. Please be aware and advise your visitors of these potential risks.

1.2 Main Gate drop- off area

There has been an increase in vehicles being parked at the main gate for extended periods of time, and as it is designed to be a drop off and collection area only, this causes an interference in traffic flow. We therefore request residents to not park vehicles at the main gate.

1.3 GES Important Contact Numbers

GES Africa Security Control Room – 086 143 7911

GES Africa Security Control Room Mobile – 060 301 0837

GES Africa Security Office – 015 793 1850

Medical Response – 060 528 2784

1.4 Gate Access Procedure

The main gate is for the use of residents and visitors only and unfortunately there has been an increase in residents authorizing access for contractors and service providers through this gate which undermines our security procedures. All contractors and service providers are required to access the estate through the contractor's gate Mondays to Fridays. Access will only be given over weekends for emergencies such as burst water pipes and electrical issues etc.

Please see separate document highlighting the RV access procedure.

1.5 GES Medical Response

As part of our security contract with GES Africa Raptor's View Wildlife Estate has access to the GES Medical Response team as a first line of response for medical emergencies on the estate for residents, staff and visiting friends and family.

Please see separate document for more information.

Should residents wish to extend this cover to the full range of medical services offered by GES Medical Response including call outs to cover a 50km radius of Hoedspruit please contact them directly for more information and costs.

Please note this is a change to what was previously advised in our News Bulletin of 30 November where we understood that call outs covering a 50km radius of Hoedspruit were included; our apologies for this miscommunication.

2. Administration

2.1 Levy Increase

Please note that the following levy increase will be in effect from 1 March 2017

DESCRIPTION	FEBRUARY 2017	MARCH 2017	% INCREASE
<u>FIXED LEVIES</u>			
Levy	R1254.79	R1360.00	8.37%
Asset Replacement	R122.60	R122.60	Nil
Eskom Admin	R57.75	R57.75	Nil
Eskom Connection	R64.86	R67.35	3.84% (
Capital Projects	R300.00	R300.00	Nil
<u>VARIABLE LEVIES</u>			
CSOS – Insurance	R15.10	R17.30	Per CSOS table
TOTAL MONTHLY	R1815.10	R1925.00	6.05%

2.2 Contractor's Rules

The contractor's rules and schedule of fines has been updated in accordance with the approved MOI.

A separate email will be sent out containing the contractor's rules and schedule of fines as approved by the board, and shall take effect 10 days from date of delivery via email.

24.2 Estate Rules

24.2.1 In addition to the rules contemplated in **clause 24.1**, the Board may, from time to time, make rules in regard to the use, protection and enjoyment of the Common Property and any conduct on the Common Property and the Residential Portions. Without derogating from the generality of the provisions of this **clause 24.2.1**, the Board may make, amend or repeal Estate Rules in relation to:

24.2.1.1 the proper preservation of the Estate as a wildlife estate;

24.2.1.2 the keeping of animals, reptiles, fish or birds;

24.2.1.3 the introduction of traffic calming measures;

24.2.1.4 the imposition of fines and other penalties on Members;

24.2.1.5 building activities by Members on the Residential Portions;

24.2.1.6 the aesthetic appearance, design, specifications and maintenance of buildings on Residential Portions; and

24.2.1.7 all such other matters as may be necessary for the harmonious and beneficial use and enjoyment of the Estate,

save that any amendments to or repeal of the Raptor's View Wildlife Estate Homeowners Rules and the Raptor's View Wildlife Estate Architectural Rules shall require the prior approval of Members in terms of a resolution supported by at least 66.6% (sixty six point six percent) of all Members eligible to vote thereon.

24.2.2 The Board shall deliver any new Estate Rules or amendments to Estate Rules made pursuant to **clause 24.2.1** to each Member by hand or e-mail. Any such rules or amendments shall take effect on the 10th day following the date of delivery to Members, provided that in the case of any amendment to or repeal of the Raptor's View Wildlife Estate Homeowners Rules and the Raptor's View Wildlife Estate Architectural Rules, such amendment or repeal has been approved in accordance with **clause 24.2.1**.

24.2.3 The Estate Rules shall, subject to **clause 24.2.1**, be binding between the Association and each Member and each Member shall comply with all of the Estate Rules.

3. Construction

3.1 Construction Project Process

Due to the increase of building activity, not only of new houses but also of renovations, we have developed guidelines (Please see separate document) to assist owners with the process. Please contact Byron on 071 675 252 should you be planning any building activity and he will gladly guide you through the process.

3.2 Auction of RV 77

On 3 February Raptor's View stand 77 was auctioned at the Phalaborwa's Sheriff's office due to outstanding levies owed to the RV Home Owners Association.

The final sale price reached was R480,000 which includes the Sheriff's fees, outstanding Maruleng rates and RVHOA levies.

This has allowed RVHOA to recoup the outstanding levies and, going forward, welcome a new homeowner.

4. Farm Management

4.1 Veld Management

The RVHOA continues to work alongside the ARC (Agricultural Research Council) with Dr Mike Peel and all indications are that our veld is relatively stable despite the challenging 2016 drought. Veld conditions are continuously monitored and management programs will be implemented as and when required.

Dr Peel thanked the landowners and management of Raptor's View (RV) for their interest in the veld ecological monitoring programme, and in particular, Byron Wright for his support, enthusiasm and assistance. Further, the process of Adaptive Planning as laid down by the Department of Environmental Affairs and Tourism for setting norms and standards for protected areas has been integrated into a comprehensive management plan for RV. Besides the legal requirements in terms of the National Environment Management: Protected Areas Act No. 57 of 2003 (NEM: PAA), such a Management Plan serves several important purposes including:

1. It adds value to the reserve and its individual constituent properties as an integrated concept with clearly defined objectives and approaches. This guarantees continuity.
2. A well-articulated plan assists with obtaining the necessary permits and authorisations (necessary for effective management, development and regulation of sustainable utilisation) from the relevant Nature Conservation and Environmental authorities.
3. It assists in the yearly planning of veld management tasks and the budgeting thereof.

4.2 Telkom Fiber Optics

This project can only be realized upon approval by the members and we are in the process of compiling the various facts and costs to submit to residents as soon as possible.

4.3 Water Project

This has been a very lengthy ongoing process requiring discussions with various outside parties and a redesign of all the options. Currently the costs associated with each option are being updated and final meetings with the role-players are set for this month. It is anticipated that feedback on the way forward will take place in March.

5. Rule Reminder of the Month

3. CONTRACTORS (including sub-contractors, staff and casual workers)

GATE AND ROAD ACCESS

Contractors will only be allowed into Raptor's View during normal building hours being:

SUMMER (1 Sept – 30 April) Monday to Friday (06h00 – 18h00)

WINTER (1 May – 30 Aug) Monday to Friday (06h30 – 17h30)

Working hours on site: Summer 06h30 – 17h30

Winter 07h00 – 17h00

The remainder of the time is to be used for travelling to and from the site. All contractors must travel to, from and between sites in a vehicle. No work is allowed on public holidays or during the builders break. A contractor may only transport labourers in his employ, not employees of other contractors, to and from the site. No drop-offs may be done on the roadside.