



RAPTOR'S
View
Home Owners Association

News Bulletin

12 March 2018

ESTATE NEWS

Malaria Indoor Spray

We have received the following information from the Malaria Eradication Committee. The spraying of Raptor's View Wildlife Estate is organised for the 15th and 16th of March following the schedule below:

Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
23	24	154	171	188	202
78	32	156	174	192	204
82	33	159	178	193	206
88	39	163	180	194	209
94	42	167	256	195	212
95	44	260	290	197	213
98	46	262	291	199	221
100	47	264		228	224
101	50	265		229	234
102	53	266		233	235
107	54	269		304	236
112	55	270		305	240
115	65	275		306	241
119	68	278		307	245
121	73	283		310	247
122	134	284		312	295
329	141	286		314	296
	145	287		319	
	151			321	

Zone 1:
Thursday 15 March
from 8am to 11am

Zone 2:
Thursday 15 March
from 11am to 2pm

Zone 3:
Thursday 15 March
from 2pm to 6 pm

Zone 4:
Friday 16 March
from 8am to 10am

Zone 5:
Friday 16 March
from 10am to 1pm

Zone 6:
Friday 16 March
from 1pm to 4pm

**If you have a problem with
the day/time of your
scheduled spraying
please contact:
Laetitia Malet
063 557 4478
mariepskopview@gmail.com**

- Please make sure that someone will be available at the time scheduled to give the spraying team access to the house.
- The chemical used may leave some white tracks on furniture and windows, but it will be safe and easy to clean afterwards.
- We recommend that you protect your most fragile furniture with a plastic cover or a cloth before our arrival.
- We also recommend that your furniture located against the walls are moved a little bit for better coverage and efficiency. This must be done before our arrival.

People must be kept outside from the beginning of the spraying and up to 30 min after spraying. Once dry the chemical will only be harmful to mosquitoes.

Do not leave any food on the tables and counters, please remove them before spraying.

Our staff will be under constant supervision to avoid any issues.

If you have any questions, please do not hesitate to contact Laetitia Malet on 063 557 4478 and / or email: mariepskopview@gmail.com

Building Update

The following building activity is underway on the estate:

Phase 1	RV111	Carl Jansen Developers	New House
	RV87	Circleway Construction	New House
	RV67	Savanha Construction	New House
	RV70	Mathewson Group	New House
	RV136	Tuskers	New House
	RV145	Finelines Construction	New House
	RV24	Circleway Construction	New House
	RV116	Eco Pro	Alterations
	RV74	Renetech	New House
Phase 2	RV272	Savanha Construction	Alterations
Phase 3	RV246	Circleway Construction	New House
	RV217	Hoffman's Thatching	Alterations
	RV312	Circleway Construction	Alterations

Procedure for Alterations

The trend for doing alterations to existing homes seems to be on the increase. Some uncertainty exists as to what is deemed to be an alteration/addition versus maintenance and when plans should be submitted to a) RVHOA and b) the Municipality.

Our rules define building projects as any building activity conducted on a Residential Portion, including but not limited to:

- the construction of new buildings, carports, swimming pools, fire receptacles, walls, gates, rain water storage tanks, trellises, awnings and extending roofs;
- extensions and structural, aesthetic and external alterations to external buildings;
- the demolition of buildings; and
- maintenance, repairs and/or internal structural alterations to buildings

When Plans are Required

Any change to the footprint and or elevation affecting the structure or aesthetics of the house requires plans to be submitted to the RVHOA.

It is also the home owner's responsibility to be compliant with municipal requirements and regulations.

If in doubt please contact the RVHOA on info@raptorsviewhoa.co.za, and we shall gladly guide you through the process.

Conforming to the Rules

We have noted an increase in homes, especially older ones, gradually adding structures that are not compliant or indicated on any plans.

- Some of these irregular structures include:
- Carports with either shade cloth or corrugated iron roof (both of which is strictly not permitted)
- Fence to keep animals out of gardens and in some instances electrified fencing.
- Fire pits
- Additional lath fences

The board has instructed the management team to actively identify and address these issues. We are aware that some of these unregulated activities may decrease the value of other properties on the estate.

Should you be in any doubt as to the compliance of your home, please contact the RVHOA and they will gladly assist you to get your home compliant without imposing penalties.

Contractors' Rules

The contractors' rules have been updated and approved by the board. As per the MOI they will take effect 10 days after notification. Attached please find a copy of the approved new /updated contractors' rules.

Use of River Beds/Drainage Lines

The RVHOA has been approached by a few residents as to the use of river beds and drainage lines and the issue of privacy around homes situated in these areas.

The applicable rules are:

That people using drainage lines for recreational purposes must respect privacy of homes situated along them and preferably avoid walking past these houses entirely. These homes often have bedrooms and bathrooms facing the drainage lines.

Please respect their privacy!



Security Update

The recent break-ins require some further information to be shared with residents.

The RVHOA is considering and implementing, or already has implemented the following actions:

Perimeter Fence Upgrade

All the eastern and western drainage line crossings have had upgrades completed to secure them as best possible.

A sample area of a fence upgrade was done on the western fence to determine the cost per km. A combination of this solution will be carried out on the western fence in order to strengthen it and improve the chance of setting off fence alarms along this boundary. Fence zones where fence energizer is not practical due to rusted fence wires, will also receive attention. Zandspruit Estate will also be doing some work on their side of the communal boundary to boost the security of the fence.

Cameras

The effectiveness of security cameras cannot be disputed, although the cost thereof can be an obstacle. The management of the cameras are often the downfall of any system, thus care needs to be taken when planning such a project. We investigated a few solutions, and are now opting for a phased approach in implementing security cameras at strategic points initially, with the view to adding further cameras once we are sure that these are doing the job required. We will then expand the camera distribution. We have 18km of fence line so as you can appreciate this would be extremely costly if we were to place cameras all around our perimeter.

We are testing some cameras as concepts and have visited a few installations in the Hoedspruit area to compare the effectiveness of different makes and technologies. This will be rolled out gradually once all our research is completed.

Additional Vehicle Patrol

We have moved our mobile patrol onto the fence lines permanently and have implemented additional patrols internally to do house checks and respond to house alarms.

New Road - phase three, for a faster response time

A critical risk that was identified was the response time for security and farm management from internal roads in phase 2 and 3 to the western boundary. To improve response time, we will be creating a 2 spoor track for security and management from Honey Buzzard road to the western fence. This track may be used by pedestrians and cyclists, but no non-security or non-management vehicles will be permitted.



Upgrade a portion of Zone 5b according to new standards to determine cost per meter for budgeting purposes - as mentioned above.

Please consider installing a silent alarm - see the Canyon Risk Solutions alarm offer on the final page of the newsletter.

Estate Maintenance Work



Erosion control work was done on the southern boundary of the estate. Ground was prepared and gabion baskets were built, installed and filled with rocks.



Pot holes in the main roads were filled with gravel.
Tires were dragged to combat formation of road corrugations.
Replaced a pole for the chain on the fence road at Zone 1 B.
Reinstate western fence Sandspruit crossing for fence patrol purposes.



KEEP LEFT signs were installed where traffic tends to take short cuts on the right hand side of the road.



Erected screen walls for new generator at pump house 1.
Decks and doors replaced, wooden doors and windows replaced with aluminum.

Telkom Fibre Project

The network room is virtually completed and an update with information on the fibre roll out will be sent later in the week - so please look out for this important communication.



WILDLIFE & ECOLOGY NEWS

Supplementary Feeding Program

This program will continue throughout winter, as the recent rains have not brought sufficient relief to the veld conditions. We are currently placing feed at 10 feeding stations.

Giraffe Capture

In the last bulletin we advised that some giraffe would be removed from the estate...last week a bull and two females were captured and moved to another farm. The whole exercise was a success but not entirely without incident and humour. One of the females revived far quicker than expected from the darting antidote, and made off with a T-shirt around her neck! She was re-darted a few days later and the colourful adornment removed!

New Arrivals



Waterbuck Calf



Nyala Calf

Some Happy Home Relocations



Puffadder



Rock Monitor



ALARM SPECIAL

Homes and businesses without a security system are nearly three times more likely to be targeted by a burglar.
Don't leave your home or business vulnerable.

Get an Alarm System installed by Canyon Risk Solutions
Valid from 12 March 2018 – 30 April 2018

R4,500.00 – VAT Incl and installed



System includes the following

- 1 x 8-ZONE WIRELESS ALARM PANEL
- 1 x LED KEYPAD
- 2 x WIRELESS DOOR CONTACT
- 2 x INDOOR PASSIVE INFRARED DETECTOR
- 2 x 6 BUTTON REMOTE
- 1 x BATTERY POW-AX FSK POWER 12V 7AH
- 1 x 20VA TRANSFORMER

This app is FREE with your RHINO Alarm System or FALCON GSM Communicator. This user friendly interface makes it simple to easily Arm, Disarm and View device status so that you can monitor and control your Home or Business Security System beyond the limitation of time and distance. Depending on signal strength.

Contact Details:

Schalk Du Preez – Director – 082 336 0637 – schalk@canyonrisk.co.za
Louise Kraidy – Office Manager – 015 817 1857 – louise@canyonrisk.co.za
Shop 9, Huilboerboom Street, Time Square Centre, Hoedspruit