

News Bulletin

9 May 2018

Ecology

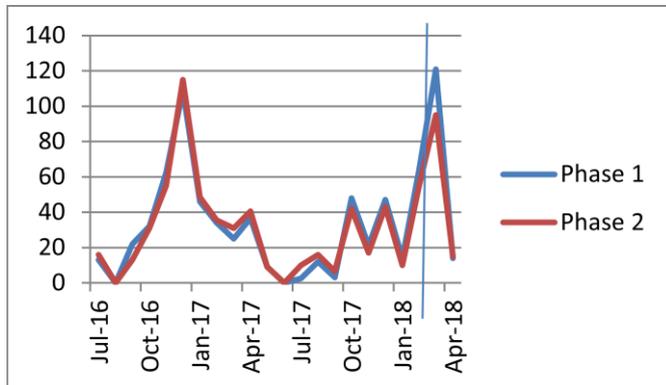
Rain

The veld has certainly taken a turn for the better after the recent rains. Many veld flowers have blossomed, and some areas have had nice grass growth.

Season to date:

Phase 1 – 332mm

Phase 2 – 283,5mm



Supplementary feeding program.

We are under no illusions that we are still in a severe drought period. The relief that the recent rain has brought is only temporary and the supplementary feeding program will continue throughout the winter. The animals have left the feeding stations whilst fresh growth is available, however they will return to the stations when in need.

Supplementary Feed Donation

Jannie Joubert, a resident of the estate, has generously given and paid for the transport of 50 large bales of teff feed for our animals. This will greatly enhance and add value especially supplementing the grazers on the estate.

Thank you very much Jannie



Feeding of Animals

A sad incident recently made the news headlines when a person died after being hit by a giraffe.

We remind residents, and visitors to the estate, that we do not encourage any human and animal interaction and ask you to keep a safe distance from the estate's animals - remember they are wild animals not pets.

<https://www.news24.com/SouthAfrica/News/giraffe-kills-local-filmmaker-20180504>

Animal off-takes

We have discussed in previous bulletins the necessity to control the animal population on the estate, and your management team follows the guidelines of the ARC ecological report. We will therefore commence with impala and warthog off-takes. Capture and/or culling days will be communicated via bulk sms.

Security Updates

Fence Upgrade

Our staff have completed approximately 5km of upgrades to the western fence. Once this section is completed they will move over to the northern and north eastern fence - north of the Sandspruit River.

These upgrades include:

- Adding droppers for additional strength
- Adding E-Brackets to straining posts
- Moving Fence electrics away from old fence with offset brackets
- Adding "anti-Lift" brackets to high risk areas.



Fence Line Surveillance

We have ordered 10 new cameras that will be deployed strategically along our fence boundaries, to improve surveillance on the estate's perimeter. These will be erected as soon as they are received.

Canyon Risk Review

When we moved over to Canyon Risk, an information session was held for residents. At this session the consensus was to have another review in 6 months, prior to signing an extension of their service level agreement.

We will be conducting this review during the month of May 2018.

Contractors Gate Access System

We will be switching over to the new access system by mid-May. This system works with biometric readers. Residents who make use of this gate, will have to pay a visit to the office, Monday to Friday, 08h30 to 12h30 in order to load their fingerprints onto the system.

Projects

Fibre Project

By now you all are aware that work has ceased on the Fibre Project. There have been changes to project staff at Telkom; communication issues; and continuous contractual paperwork delays from Telkom, which have been a major source of frustration for the Fibre Subcommittee and the Board.

As we were making little headway, we felt we had no option but to suspend work on the project, and remove Telkom and their subcontractors from site, until such time as all the issues were resolved to our satisfaction.

One of the most contentious issues was that, although members voted to proceed with the Fibre Project with costs of the road-to-house connection and trenching being for the member's expense, in our negotiations with Telkom, they led us to believe that they would carry this cost. They are now backtracking on those assurances.

Telkom are currently busy with a detailed site evaluation and cost estimation in this regard, and we are currently waiting for feedback from them. Telkom have already invested substantially in the backbone infrastructure of this project, so it is in their interest to work on a resolution with us and move forward.

We will keep you informed of progress.



Telkom
Business

A Word from Canyon Risk

Canyon Risk Solution has received a few broad questions lately and we would like to make use of this opportunity to provide feedback and answers.

1. My Rhino APP

It seems that a few clients experienced a problem with their MyRhino App. We have attempted to get all the issues addressed with the manufacturer and developer of the App. If you are still having problems, please inform Louise Kraidy via an e-mail and indicate what the specific problem is. She will take it up with the manufacturer to get the problem solved.

2. Debit orders and invoices

We found that a few clients are still a bit confused regarding automatic invoicing and the debit order. All our clients that signed a debit order will still receive an automatic invoice every single month on the 1st of every month. Please do not pay the invoice. We must create an invoice on our accounting system to enable us to allocate your debit order payment. This invoice is also for your reference and for your record keeping.

3. SMS Function

We have received a few enquiries on the "test signal sms". After receiving numerous complaints of the test signal sms coming at odd hours at night, we have removed it. Only clients that specifically requested it were loaded to still receive these.

4. Emergency numbers

Raptor's View clients – 015 793 1663 Main Gate
Control Room – 0861 115 216
After office hours (Public holiday or weekends) – Schalk (operations and director) 082 336 0637
Accounts or technical bookings – Louise – 015 817 1857

5. Technician Required

Three ways that you can book a technician:
Office louise@canyonrisk.co.za – 015 817 1857
After Hours – Schalk – 082 336 0637
Control Room – 0861 115 216 (leave message with operators and they will inform Louise via e-mail of the request)

6. Unattended Premises

If you go on holiday and will not be on the premises, please send Louise an e-mail with dates that you will be gone.

If someone is house-sitting, please provide us with their details.

Never give your password or keypad code to anyone if they house-sit, let them access the house with one of your remotes.

Contact Louise on louise@canyonrisk.co.za or 015 817 1857 for any questions.

Construction

The following building activity is underway on the estate

Phase 1	RV 111	Carl Jansen Developers	New house
	RV 87	Circleway Construction	New house
	RV 67	Savanha Construction	New house
	RV 53	Assegai	Alterations
	RV 70	Mathewson Group	New house
	RV 136	Tuskers	New house
	RV 74	Renetech	New House
	RV 145	Finelines Construction	New House
	RV 116	Eco Pro	Alterations
Phase 2	RV 272	Savanha Construction	Alterations
Phase 3	RV 246	Circleway	New house
	RV 217	Hoffmans	Alterations
	RV 231	Circleway	New House

Construction Process on the Estate.

We are noticing an increasing trend where older houses are being renovated and additions are planned for existing houses.

The following two sets of rules have been adopted and or voted upon in recent months:

- Architectural rules
- Contractors rules

Both these impact on building related activity on the estate.

The rules are quite clear on what is expected for construction activity and we would like to highlight the following:

Building Project:

means 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.

- Any alteration or addition to a structure on a Residential Portion must comply with these Rules (architectural rules), the requirements of local authorities and the National Building Regulations.

- In an effort to ensure a continuously high level of aesthetic control on the estate, all members wishing to undertake any building projects on a Residential Portion shall, prior to commencing such a building project, submit plans to the board for its approval and ensure that the contractors appointed to carry out the project are registered with the association in accordance with the applicable estate rules.

- If the board approves the plans for a building project, the board will stamp and sign the plans as approval to commence work and return the stamped plans to the member concerned. Upon receipt of the board's written approval of the plans for a building project, the member concerned must then, to the extent required, submit the plans for the building project to the appropriate authorities for approval.

- No deviation from plans approved by the board shall be permitted unless such deviation has been approved by the board in writing before the building or effecting of such deviation commences.

- No member shall commence with a building project without the prior written approval from the board and, to the extent required, all other appropriate authorities.

- Compliance with restrictions imposed by the association with regards to building projects shall not, under any circumstances, absolve members from compliance with local authority by-laws or any other restrictions imposed by third parties.

In conclusion, the board's requirement is, that any construction activity as defined in the rules, has to have plans submitted to the HOA, has to have these plans approved by the board, have the plans submitted to Council for approval and have to have the board's permission to commence with the activity once all of these matters have been addressed.

Plan approvals may take up to 3 weeks for review, but the board commits to have it attended to as soon as possible.

For your convenience we have attached the latest contractors list.

Admin

Who are you?

Please remember to include your site number in the subject line of any correspondence with the office. This makes it so much easier for us to respond to your queries and find the information that you require.

Please also use this information for payment references as well.

Southern Cross Schools Pool

The SCS Board of Governors has decided that the SCS pool will in future only be available to Southern Cross Schools' learners and to parents of the learners and only if they sign up at the school office and pay a "pool fee" to gain access. They are unfortunately not able to continue offering access to their pool to residents of Raptor's View Wildlife Estate unless, of course, they have children at the school.

River Braai

The River Braai has been running for a number of years and is rather popular with our residents. It is open to all residents - owners and tenants alike.

This is the ideal function to meet your neighbours and fellow estate residents.

Save this date for the River Braai:

30 June 2018

14h30

Western fence drainage line

We supply tables, fires and atmosphere! Bring your chairs, dop, chop and cutlery.



Features

Raptors View was recently favourably mentioned in an article on eco estates on page 10 of the Sunday times "Neighbourhood".

Follow this link to read the full article:

http://issuu.com/yourneighbourhood/docs/neighbourhood_jhb_-_22_april_2018?e=17304183/60406615