



News Bulletin

12 February 2019

HOA Greetings

The festive season has passed and a new year lies before us. We are happy to report that this has been one of the quietest holiday periods that we have experienced. We had no security incidents, minimal noise complaints and few minor issues. Thank you to all the residents and their visitors.

We are currently working on our estate plan and budget for the new financial year. These will be disclosed to members in the next news bulletin, once they have been finalised and approved by the board.

As a prelude, the focus of our efforts will be aimed at ecology and roads.

In the next few weeks, residents will be receiving information with regards to the long awaited fiber optic service for Raptors View. Our sub-committee are in the process of ironing out the final details for this presentation.

Request from the office

It is imperative that you use your RVHOA account number as the beneficiary payment reference as it makes identification of the payment easier. When we receive an unidentifiable payment we have to log a query with the bank to identify who made this payment. There are costs involved with such a query, and these costs will be billed onto the relevant member. Likewise, to use RVHOA as the beneficiary payment reference does not assist us either, as we are ALL paying RVHOA.

Please put your site number in the subject line of all email correspondence for ease of identification.

We are receiving more and more post from the post office, addressed to member's physical addresses on the estate. Please note there is no street delivery to your house on Raptors. If you have not got a post box, please acquire one as soon as possible. Boxes are available at both the post office and Postnet for such a purpose.

You will only receive an email notification from the office if post has been received for you (it is not a bulk email sent to ALL members). Following up members post is time consuming and we urge you to have all your postal items addressed to your P O Box number.

Maintenance of homes

Many home owners are currently busy with maintenance of their home. Please remember the following rules whilst working on your homes:

- Any change to the home footprint or elevation requires plans to be submitted, and approval from the estate before these changes may be undertaken. Make an appointment with the Estate Manager, who will gladly guide you through the process. In certain instances where there is concern of property encroachment a land survey of the property will be requested
- All external fittings must be painted to match your home. This includes satellite dishes, Wi-Fi antenna, geysers and air-conditioning units.
- All lights must be as per architectural rules. The emphasis is on minimizing light pollution, particularly from neighboring properties.
- Caravans, boats and horse boxes must be kept in a RVHOA aesthetically approved carport/garage, and may not be visible from neighbouring properties. (No shade netting structures are allowed) Please note: Caravans may not be used as accommodation for guests.

Construction

For the moment construction activity on the estate is minimal. Currently, there are only three houses under construction, all of which are near completion. There are 5 owners busy with alterations and/or additions. Currently, there are 2 potential new homes that may be built this year.

We anticipate this trend to continue and would like to remind members about the rules. Please refer to the rules in [the preceding section](#). Remember all alterations and additions have to be approved by the estate, with reference to the architectural rules. Site hand overs and hand backs apply for alterations as well.

General notices and reminders.

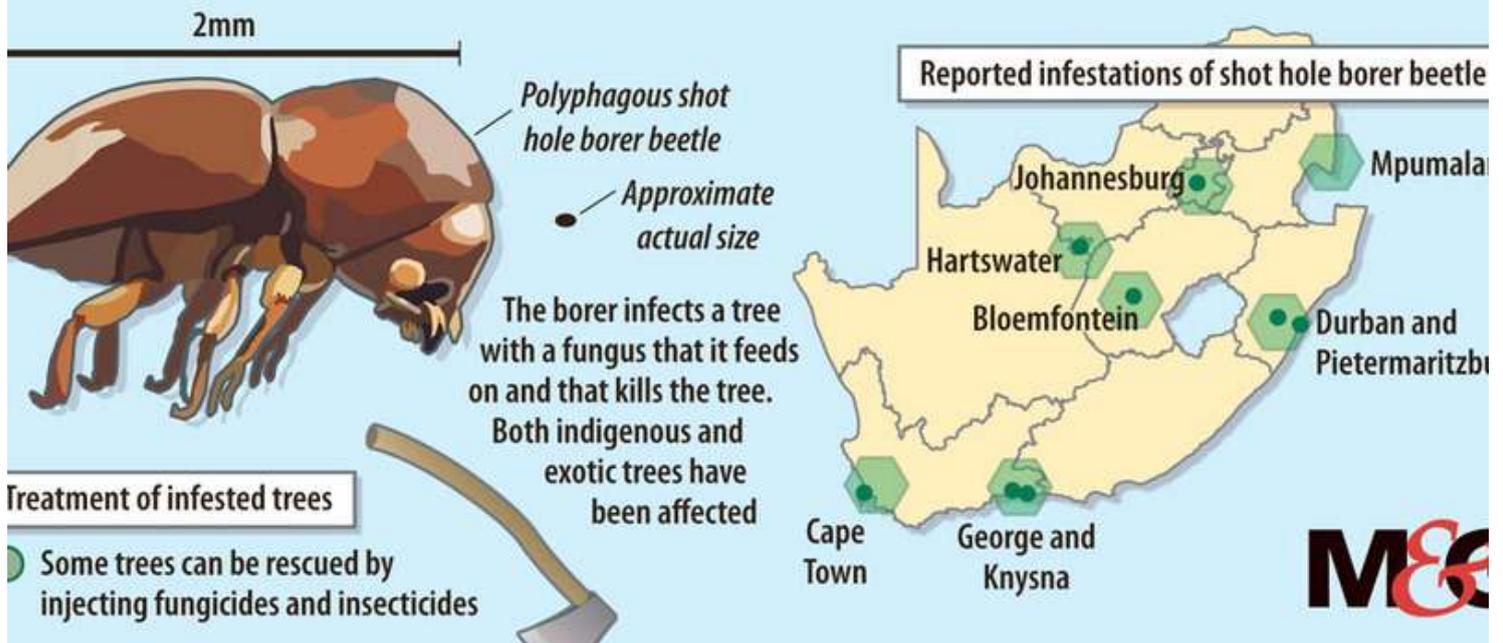
- Baboons

The Estate has baboons roaming around. These primates raid bins. Baboons are intelligent and opportunists and will look for food sources at homes. **PLEASE ENSURE YOUR BINS ARE SECURE** against primates and honey badgers accessing them.

Fines will be issued where it is deemed by management and the board that insufficient effort to secure the bin from primate activity has been made. If you are not sure what to do, please consult with our management team. *(We unfortunately need to be very strict on this matter as we must at all costs avoid habituating our baboons to eating from bins. We want to avoid them becoming “problem animals” and in turn having to be destroyed, due to human negligence)* Baboon Patrols will periodically be instituted as the need arises.

The coming tree apocalypse

How to identify and control the beetle that is threatening South Africa's trees



Important notice with regards to bringing fire wood onto the estate.

Please ensure that your firewood is local and does not have signs of the Polyphagous shot hole borer beetle above, this request is to protect our beautiful trees on the Estate from invasion of Polyphagous shot hole borer beetle

New beetle poses major threat to country's trees – Polyphagous shot hole borer

URL to site for more information with regards this destructive exotic beetle -

https://polyphagous-shot-holeborer.co.za/?gclid=Cj0KCQiAtP_iBRDGARIsAEWJA8i4HJn2ezUoJDfkZEg7ux0Qu0N0vV4wLu3tibZ1p5q-pPiOwEjsPsYaAmenEALw_wcB

Fallen trees on the Estate - Collecting of firewood on the estate

Some residents and visitors were reported collecting firewood in the veld. Please ensure all your household occupants, tenants and visitors are aware that they may not collect firewood. Firewood may also not be collected from fallen trees on your stand.

Grasses and rains

The good news this summer, is that we have had more close follow-up rains which has allowed the grasses to reach inflorescence (seed head) stage. This did not happen last year due to the long gaps between rainfalls. We are however, still way below the recorded mean average of a good rain season

and hope that we receive some more good rains to sustain the bush through the winter. Many of the grasses you see are pioneer species and are not very palatable. Here is an article for those who would like to know more about grasses <https://natureexusblog.wordpress.com/tag/pioneer-grasses/>

With careful management of the fauna numbers our bush will still take a few years to recover after the drought.

Some of the grass seeds planted by member's, did not come up as well as others but never fear all is not lost. That seed bank is now there, being of more palatable species and will come up once conditions improve.

We are still under drought conditions even though it may not look like it right now.

We shall however, need to feed again this winter. The situation will be monitored and feeding will recommence once the animals stop utilising the natural feed.

Facebook Pages

- The Raptors View Facebook page has seen more activity than before. Candice Stipp from RV279 has taken over the management of the page. Post your Raptors pictures and experiences for Candice to share on the main page.
- Candice will also be getting involved in producing "The Raptor". Please forward any exciting finds and sightings, as not everyone is on Facebook, so that Candice may include them in "The Raptor"
- There are 3 other RV Facebook sites that have amazing content.
The Flora of Raptors View is done by Joel Roerig. Please post pictures of the entire Flora you find.
- Include the following - flowers, fruit, leaves and tree growth forms. This enables Joel to assist you to identify the tree, and expand on the estate species list.
- Birds of Raptors View and Butterflies of Raptor's View these pages are run by Derek Solomon. Please share your birds and butterflies.