

Farewell River braai for Byron.



Please join us at a River braai to say farewell to Byron and his family after 10 years of dedicated service to Raptors View. Byron will officially leave the Estate at the end of April 2019.

All Raptors members are welcome, owners and tenants.

We supply tables, fires and loos. Bring your tjop, dop, salad, plates, cutlery and chairs.

DATE: 18 May 2019
TIME: 14h30
VENUE: Western fence drainage line



PLEASE RSVP: by 10 May 2019
RSVP TO: Wilna info@raptorsviewhoa.co.za

Road Project

- We will be doing additional work to the causeway access slopes. We request vehicles take care when passing here as we will have people working on the roads. Please remember only one vehicle at a time on the causeway.
- The road work project will require supervision from persons with previous road building experience. We would prefer to source this internally before outsourcing. Should you have such experience and would like to get involved, please provide your contact details and experience to **Wilna** info@raptorsviewhoa.co.za

From the Admin Office

- Take note Eskom has instituted a 13.87% increase effective 1st April 2019.

Accordingly, the following billable items have changed to:

DESCRIPTION	RATE MARCH 2019	RATE APRIL 2019
ESKOM – Admin Charge	R60.64	R69.05
ESKOM – Network Charge	R70.60	R80.39
ELECTRICITY – Metered Consumption	R1.53/kwhr	R1.74/kwhr

The estate team can assist with the following services.

(Please note: This service is subject to availability of staff as Estate work will take priority)

Contact Wilna (info@raptorsviewhoa.co.za) should you wish to book or require any further information:

- Water leaks repairs on mainlines (R500, excluding fittings)
- Firebreaks (R 900-00/day)
- Trimming of trees (R50/ hour)

- Bush clearing (R1200/day)
 - Erosion control (quoted per request)
- Drive ways: In the past home driveway maintenance was absorbed in the overall estate operating budget, where the work done was not charged to individual homes. With the increase in growth to over 240 homes, driveway maintenance takes up a large portion of the estate resources, not benefiting all members equally. The board has therefore made a decision that in future we shall be charging a flat rate of R500/ driveway, irrespective of the driveway length. Any additional gravel material required for driveway maintenance, or rehabilitation work conducted will be for the members account. Should you require maintenance of your driveway, please email a request to Wilna, info@raptorsviewhoa.co.za
- We have received suggestions from members to increase additional income. Some of these will be discussed at our next AGM.

General

Speeding:

See the following link pertaining to enforcing speed limits on private estates

<https://www.timeslive.co.za/news/south-africa/2019-03-28-private-gated-estates-can-enforce-speed-limits-sca-rules/>

The outcome of this is that we may now once again enforce the speed limits on the estate ourselves. The Raptors View Wildlife Estate speed limit is acknowledged as 30km/hr, we may now enforce the speed limit and issue penalties for breach of this rule.

We shall enforce the speed limit in accordance to the 2012 AGM decision as agreed by members which are quoted in the minutes of that AGM as follows:

“All members present agreed that Byron could use the RVHOA radar gun, provided there was grace given of 5kms/hr to counteract any faulty speedometers in vehicles. Byron agreed that this is feasible and stated that he felt owners need to adjust their attitude when driving on a wildlife estate”

Furthermore the breach of rule speeding penalties as displayed at both the estates entrances will:

- 31 to 34km/hr (R250)
- 35 to 39 km/hr (R500)
- 40 to 44 km/hr (R750)
- 45+ km/hr (R1000 to R2000)

Seeding Project

We have received mixed results from the Seeding project of 2018:

- Where the seeds were sown around houses, and were regularly watered, the seeds sprouted and grew into mature plants
- Seeds left to nature's irrigation, did most often not sprout. This is mainly due to long periods of time between follow up rain.
- Seeds sown in the shade of trees, or that were brush packed, did remarkably better due to protection received from the other plants, and increased moisture retention.

Responsibility of Parents with Kids on Holiday

There have been complaints of children playing at unoccupied homes during school breaks. Kids being kids, at times get up to mischief, and sometimes cause damage to property. They are essentially trespassing; please ensure your children are aware of this and that they understand the seriousness of damaging other person's property.

Public Holidays

There are quite a few public holidays coming up: Easter (next weekend), Workers Day (1st May) and a day off to vote (8th May). The contractor's gate will be closed on all the public holidays.

The following list is a general guideline for considerate conduct. Please ensure that your visitors are made familiar with them as well:

Please do!

1. Obey the speed limit of 30 km/hr at all times. This is to ensure the safety of children, animals, little creatures, joggers and cyclists on the Estate.
2. Look out for cyclists, pedestrians, especially children and observe the courtesy of slowing down for oncoming traffic
3. Give right of way to wildlife and game that frequently cross our roads including the littlies like tortoises, snakes and dung beetles.
4. Ensure that your children are safe and do not cause danger to themselves on the roads
All cyclists please wear helmets.
5. Respect the privacy of people's driveways and drainage line properties avoid walking through or down them.
6. HAVE A GREAT STAY WITH US!

PLEASE DO NOT!

1. Make any fires other than in designated areas at houses
2. Abuse the security guards and the controlling security rules and systems in place for your security
3. Disturb our peaceful environment with loud music, electronic instruments, power tools etc.
4. Bring domestic any domestic animals whatsoever, including rabbits, or birds, caged or otherwise onto the estate
5. Collect or take anything from the estate, including any wood, stones, flora, fauna or the remains of fauna
6. Litter or throw cigarette stubs into the bush

Current Building Sites

Site	Project	Contractor
RV 57	Alterations/Additions	Savanha Construction
RV 161	Additions	Assegai
RV 312	Additions	Assegai
RV 330	Addition/Alterations	Assegai
RV 208	New House	Mathewson Group
RV 214	New House	Eco Pro Construction

Why building plans must be updated and fully approved by local municipality please read this important article, this is a question we are frequently asked by homeowners.

<https://www.bizcommunity.com/Article/196/568/189353.html?fbclid=IwAR2IxOV1G4zfSpdGj9s2Aeelnyo7lYdxYFqsz8K0ZwqHuuCGB4hPkYUXhY0>

Byron Resignation

As mentioned above, Byron's last working day will be on 30 April 2019, and is currently handing over to the other assistant managers. The estate will be managed by existing staff until a new person is appointed. Please assist by offering them your full co-operation during this time.

- Byron's email address will be phased out, please use the following details for communication:
 - Estate Management: GeneralManager@raptorsviewhoa.co.za
 - Finance and Administration queries: rvhoa@mweb.co.za
 - Construction and general queries: info@raptorsviewhoa.co.za
 - Estate emergencies: 071 675 2525
 - Hoedspruit Medical Rescue: 072 170 0864
 - Main Gate: 015 793 1663