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Chairperson's Report

Raptor's View Home Owners' Association NPC AGM 2019

Dear Members

It has been a year of completing projects and doing some much needed maintenance on the infrastructure of the estate.

The water project was satisfactorily completed with the installation of the second tank.

Byron Wright, our Farm Manager, resigned after 10 years of service to follow a different career and the search and successful appointment of our new General Manger, Mr James Cary has been achieved.

We have sent out a newsletter with relevant information after each Board Meeting to keep the owners updated with the activities on the estate. This practice will continue.

Financial

Bad debts are currently at the lowest they have been for a very long time which is a major achievement, thanks to Roz Saverton who manages this process with an iron fist.

The board would also like to thank Chris Gregory and Mike Henderson our financial sub-committee members for all their time, assistance and input, most especially when it came to next year's operating budget. In addition, assisting monthly, to ensure good governance and overseeing of our financials.

Thinus Potgieter is the new Financial Director and he has set up a five-year plan for the capital expenditure budget. A copy of this plan appears in the AGM pack.

We have put stand 10 on the market and it has been handed to the estate agents in Hoedspruit to sell. There is no sole mandate. The asking price of R 650 000 was based on value estimates from four agents residing on Raptors View. The monies received from the sale of this property will go back into the capital budget.

Security

This year has been a good year with regards to our security which has been greatly improved by bringing in infra-red cameras to key areas which are now monitored 24/7. Thanks go to Geoff Earnshaw for his assistance with the solar power installations to the cameras. The fence was also upgraded to make access through it more difficult for any intruders.

Biometrics was installed with the system up and running after a few minor hiccups, at the contractor's gate, the Contractors now enter via finger print ID, and so do any homeowners who use that gate when it is open. The main entrance will for now remain on the card system but will be upgraded in due course.

During April 2018, Raptors View took over the security management of the two traverse gates to Khaya Ndlovu. WMA purchased two Bluetooth locks which use a cell phone App to access them. To facilitate this a database was created of all the traverse owners and is managed in conjunction with the WMA. This system is working well, WMA recently had to replace the southern lock due it being used so much and Raptors facilitated the changeover of the old to new with the traverse owners.

Regular sweeps for snares by our Security Supervisor and his team are done. Additionally, security assists with speed control on the estate, contractor site behaviour compliance and vehicle inspections.

As you are aware from correspondence earlier this year, we have had a significant increase in budgeted costs due to:

- the minimum wage being increased by government
- the fuel price
- the monitoring of our cameras, the high use of data required for streaming live in order to make the monitoring possible 24/7 365 days also impacted heavily on our budgets.

New cameras were recently brought on-line at the contractor's gate and the main entrance as the old cameras were no longer functioning properly. The contractors gate being a soft point, will also be monitored by camera security monitoring room as this gate is not manned 24/7 and is an additional security risk.

The Management and Board will continue to be mindful of security and improve where we feel it is necessary. We are trying to be proactive and not reactive. You will see this in our five-year plan.

Fibre project

The Fibre Committee - Sarah Solomon, Adrian Bailey, Cat Earnshaw and Geoff Earnshaw - need to be thanked for all their many hours spent in trying to find a solution for the estate's fibre requirements. For the many hours, 'phone calls and meetings participated in, we thank you for your selfless efforts with regards to this project.

As explained in the News Bulletins during the year, the Fibre Project has been a major disappointment to all who worked tirelessly on it. We had extensive, positive discussions with a company that was offering an open access, fibre to the home network. Theoretically, this would allow residents to contract with any ISP of their choice for internet services. In reality, the company could only guarantee that one single ISP would be available at the outset. Because the project would have required a 10-year, multi-million-rand commitment from the estate, we could not justify the risk of proceeding on that basis. Many members have since signed up with Letaba Wireless or Radioactive and seem to be satisfied with this solution. We have not abandoned the idea of fibre and will monitor the availability of services looking for the 'right fit' for Raptor's View.

Estate management.

Ecology

The drought continues unabated and we are into the 5th year now. Last summer at least the grasses were able to reach seeding height which did not happen the previous year. Unfortunately, though, this year we never got that late follow up rain, so yet again this is going to be a very long stressful winter season for the fauna and flora of the estate.

Supplementary feeding was undertaken until quite late in the summer last year and was slowly started again in May this year. Feeding is expected to continue till around November if it rains early and December if it rains late. We would like to thank Mr Jannie Joubert from RV 238 who supplied Raptor's View with those big grass bales throughout the feeding season last year. The only cost to us was transportation. Thank you so much for your kind gesture, it saved the Raptors View homeowners thousands of Rands.

Due to current conditions it is imperative that we manage the fauna numbers on the estate.

We have managed to live-capture, waterbuck, Kudu, Zebra and a couple of Giraffe to date. More live-capture is due to take place mid-July which will include giraffe and impala. Additionally we need to remove some Nyala as they are breeding really well on the Estate and their numbers have increased to above carrying capacity.

General farm work

Our fences need ongoing repair - of late, giraffe have been causing a lot of damage to the fences and the river and drainage lines need continual repairs during the rainy season. Energizers also need regular checking and at times repairs or replacement.

Extensive erosion control in the form of rock gabions was undertaken this year by the farm management and team. Erosion control will be an ongoing process on the estate.

During the course of the year an attempt was made to eliminate, or limit the spread of alien plants. The drought impairs the growth of all vegetation and mainly prickly pears were treated including some Queen Of The Night and Sisal were physically removed.

Water

The second water tank was installed giving us up to four days of normal use should we have no incoming water. Municipal water quality is a concern; therefore, you will notice on the 5 year plan provision to install a chlorinator at the inlet to Raptor's View tanks

Animal Rescues

There were many call outs throughout the year whereby critters were removed from homes for their own safety. These include:

- Snakes.
- Tree monitors
- A few monkeys had to be chased out of homes.

Electricity

The number of kiosk trips is of concern to management and the board. We will be meeting with Eljon to discuss the resolution of this problem.

Construction

Only a few new houses were built in this last financial year. This year we expect a few more new homes to be built however, there is a move toward alterations and renovations now of some of the older homes. We have 241 completed or near completed homes on the estate out of 304 stands. Only three new homes currently being constructed.

Compliance Health and Safety

The workforce are currently undergoing health and safety education and training in order to ensure that they are compliant with regards to the laws of the country. Four staff members have completed first aid training more to follow. Their current training is fire plans and fire control etc.

Communication

To Sarah Solomon a big thank you for the years of producing the much loved "*The Raptor*" publication, which has recently been handed over to Candice Stip. Thanks go to Candice for also offering to manage our social media page, website and future editions of "*The Raptor*". This publication relies on member pictures and input so please support her in sending interesting snippets and photographs as you did with Sarah.

News bulletins were sent out throughout the year after each board meeting including any pertinent special bulletins.

In closing

I would like to thank all the staff of Raptor's View Home Owners' Association for their hard work and dedication to the estate more in particular, Byron Wright, Tinus Koen, Dirk Lourens and Wilna Mew. Roz Saverton as always executing her admin and financial duties conscientiously, efficiently and accurately.

Last but most certainly not least, I wish to thank my fellow Directors for their tireless assistance, efforts and inputs during the year without you we would not achieve what we do. Thank you.

Thank you to the members for entrusting your estate in our hands, my team and I will endeavour to continue to serve to the best of our ability, in order that we may try to ensure that this is a well maintained and run estate.

Regards



Janine Scorer