



Raptors View Home Owners Association News Bulletin 7 June 2019

Appointment of New General Manager as of 1 July 2019

The board takes great pleasure in announcing the appointment of James Cary as General Manager of the estate and we welcome him to the RVHOA team.



A little bit about James:

James hails from Oviston in the Eastern Cape and is married with two grown up children who currently reside in the UK.

James has extensive experience in the management of nature reserves over 20 years.

1. He was Reserve Manger for +/- 15 years of Oviston Nature Reserve (employed by the Eastern Cape Parks Board – previously Department of Economic Affairs, Environment & Tourism)

Some of his many responsibilities in this position included game management, project planning, budgets, tourist management, environmental education presenting various lectures and land acquisition motivations for the reserve

He was also responsible for community projects which included recycling, running a nursery and was a member of the project steering committee for the Lake Gariiep development 2003 – 2009

2. James later worked for Habitat Wildlife Management & Development Services and was deployed to Abu Dhabi, UAE on contract to Al Faya Wildlife Enclosures with a variety of responsibilities related to wildlife reserve management. When that particular contract ended

he was transferred to Sir Bani Yas Island also in Abu Dhabi as Project Manager, where he managed 100 staff involved in the installation of 26km of security fencing. Here he was also responsible for wildlife management and the quality control of the installation of the camps and was involved in the development of occupational health and safety plans and the implementation of these plans

3. In 2012 he was contracted by Eastern Cape Parks and Tourism Agency as Reserve Manager to consolidate the protected areas around Manubi Forest Reserve, Centane.

James's references are impeccable and Raptors View Home Owners Association wish him a long and successful, happy relationship with the estate.

We ask members to give him some space to find his feet when he starts on 1 July. Initially, he will spend time with the directors and get to know his team.

The board would also like to take this opportunity to thank Tinus, Dirk, Wilna and Roz for their dedication in taking up the slack under various portfolios while the Estate was without a manager for two months. They have all worked hard, at times working extended hours and carried out all the additional work willingly and with a smile. Thank you team, Raptors is what it is because of your dedication.

Eco Matters

Game management

We are moving into an early winter and rainfall has been extremely erratic and sparse again this year. We have not received that late rain boost that we did last year in May which assisted in sustaining the bush a little longer. We are expecting a long hard winter running into the 5th year of the drought cycle. The staff are keeping an eye on the animals and will start to feed as soon as deemed necessary.

As you are aware, we are currently removing live game from the estate. As we are in a closed system this is necessary in order to effectively manage the health of the fauna and flora of the estate.

We will only commence culling once we have exhausted all avenues of live capture to get the numbers down to those recommended for the carrying capacity of the estate and the food source biomass management.

Reducing the risk of baboon incursions

There have been a number of complaints from residents about the destruction by baboons of their property.

Residents around the Sandspruit riverine area need to be alert as it will always have baboons, as this is historically part of their foraging territory. One of the most important things is to ensure they are not able to access food or garbage from your homes. It is an open invitation to display fruit or food on your kitchen counters and dining areas. Rather store fruit in the fridge or in your vegetable cupboards or your pantry. The larger baboons will break into houses to access any displayed food. Wire mesh on the roofs of homes is highly recommended to reduce the damage they can

cause to thatch. Bringing any movable items inside when you are not in residence will also help to minimise damage to your property.

The board is in the process of drafting a rule amendment to enforce metal or strong reinforced locking cages/cupboards for your garbage bin storage, housed in your courtyard or screened off from outside with lattice walls. We also advise that you have a proper lock system on your garbage bins e.g. hasp and clasp with a split pin for protection on removal day.

We recommend that you have the bin cages designed to house a wheelie bin so that in future if you wish to change to a wheelie bin you have the space to accommodate it. Please do not place your garbage directly in plastic bags in the cages. It is preferable to first place them in a bin in the cage to prevent smells which also attracts the animals

Access to food or garbage of any sort teaches the baboons/vervets that homes with food are much easier to forage than trying to eat a berry or two off a bush and the drier and more scarce food becomes the more homes will be targeted by them.

Please be reminded that under no circumstances may a fire arm be discharged on the Estate to shoot a baboon or any other animal. Not only does this endanger those living around your home or driving past, but it is illegal to shoot wildlife without the necessary permits.

To assist the baboon patrol to be more effective, if you spot the baboons, please WhatsApp/sms or call the farm phone 071 675 2525, giving the following details:

1. Nearest site number where the baboons are
2. Is it a lone baboon or is it a troupe
3. The time seen
4. Direction they appear to be moving in

This information will assist the managers to guide the patrol in the right direction.

Very important note with regards the continuing dry season/drought this year.

The dry winter months are part of a natural cycle. Please remember that under no circumstances, when you feel sorry for any of the fauna on the Estate, may you feed them. You are doing them and the rest of the estate a disservice.

Please leave the feeding to the estate staff. In this way, we will reduce primate issues and habituated animals which often land up having to be put down because they have become a threat to a young child or member.

- Salt licks will be removed from homes where found as these are of no service to our animals and in uncontrolled circumstances can cause female antelope to abort a foetus. There are large natural sodic planes on the estate where the animals can naturally access the minerals they need hence no need for salt licks.
- Bokblokke/molasses blocks will also be removed from homes as this too needs to be carefully managed, if not they can do more harm than good to the animals; in the end what you thought was an act of kindness may not be.

Rules & Security issues

Speeding

We continue to trap and penalise people who breach the 30kmph speed rule. (The case against another HOA was lost and the appeal by the member was rejected by the constitutional court - details in previous bulletin).

Speeding is out of control on the estate and we are going to be very hard on anyone who breaches this rule, as we cannot afford to wait for a tragedy to occur before acting.

Safety and security

Please ensure that your domestic staff are correctly registered with Canyon Risk and the RVHOA office and have their personal access cards. This is for the safety and the security of all on the estate as background checks are done for criminal records etc.

It is a prerequisite that you visit Canyon Risk at their offices where you will be required to pay for the security background check and the customisation of a card which will have the name, ID number and a picture of your staff member on it. The normal cost for this is R90 for background check and R80 for card, Canyon Risk are running a promotion and background checks for June will only cost R80. Please bear in mind that your staff member needs their ID card or book for this purpose.

Once the card is ready, Canyon Risk send it to Wilna Mew in the office and she then activates the access finger prints when you come in to collect the card. The staff member must accompany you on both occasions in order to complete the process.

Security will do spot checks next month at homes with domestic staff, to ensure they are properly registered. Homes found breaching this security regulation will be penalised as the security of all is at risk when persons do not comply.

Driveways, entrances, plants etc.

As a reminder, Architectural Rules version 6 Oct 2017, point 21, and sub points below apply and must be adhered to, there has been an increase in breach of the rules below particularly with regards to Entrances / Driveways and non-indigenous planting :

Relevant rules below:

21 GARDENS, ENTRANCES & DRIVEWAYS

21.1 Lawns

Lawns are permitted within the 20 metre Building Area, provided that the lawn is separated from the veld with a 500-millimetre plinth wall, lath border or timber deck.

21.2 Plants / Trees

Members may only plant indigenous plants on residential portions within the 20 metre building area. No exotic plants shall be planted anywhere on the Estate. The Estate Manager is entitled to restrict the planting of plants or require the removal of plants Should the Board be of the opinion

that such plants are not in keeping with the flora of the Estate or constitute noxious or exotic flora they will order their removal.

21.3 Entrances / Driveways

There has been an increase in breaching the architectural rules, mainly with regards to driveway entrances, where flora, rockeries and statues abound. The offenders will have received notification requesting that they make good their entrances according to our rules. If this has not been carried out as requested, please expect a penalty to be added to your next RVHOA bill.

21.3.1 Only red / opal / grey pebbles/crusher rock, grey gravel, paving, flagstones or concrete may be used within the 20 metre Building Area.

21.3.2 Only one wooden sign bearing the stand number may be erected at the entrance of each Residential Portion.

21.3.3 No other decorations, save for those permitted in paragraphs 21.2 and 21.3, may be placed on a Residential Portion in keeping with the ethos and aesthetics of the Estate.

Fire risk caution with regards homes - pool motors

A note of caution to those who have pool motors under their decks. This week one of our managers saw smoke and went to investigate and discovered the deck of a home starting to burn. The pool motor is under the deck and it seems there was a short on the motor that started the fire. Very fortunately, the damage was minimal, due to the smoke being detected early.



Another precaution is storing fire wood under your deck. Some insurance companies have a clause in this regard so check your policy to ensure you are covered.

Byron's farewell

A good time was had by all while we said farewell to Byron and he was most touched by the decent send-off. He was given a very good quality pair of binoculars which he wanted and needed as his farewell gift. In addition, he received a substantial sum of cash for the balance of the farewell contributions from the members. We thank everyone who contributed.



Thank you to Julie & Steve Benbow & Jenny Lombard for the photos

Please see below a note from Byron.

Dear Owners and Residents of Raptors View

How do you sum up more than 10 years of your life, working at a place such as Raptors View. During this period I have experienced such happy moments. I started out as a single lad with a girlfriend far away, and come to an end of an era happily married to Desire, with a son and daughter.

I was welcomed to the estate in December 2008, where I have met, made and maintained wonderful friendships and relationships with all its members. We have also experienced heart sore moments saying goodbye to residents, some temporary others permanently.

I could write a book on all the experiences I have had over the years, ranging from ladies in red underwear, to people getting lost in the wilderness area. Stories on wildlife, snake encounters and social events such as our annual river braai.

Ending my time as estate manager with one last River braai was most appreciated. Thank you to all who made time to attend, and those who contributed most generously toward a farewell gift which was presented to me with a fabulous pair of binoculars including a generous cash gift. I shall spend many an hour bird watching with my wife.

Thank you all for having me as part of the estate, thanks to past and current board for supporting me and the team over the years, thanks to Dirk, Tinus, Wilna and the squad for the many hours put in with me. Finally thank you mamma Roz, You have been a pillar to me.

Byron