

News Bulletin

5 September 2018

Resident Acknowledgments

Have you ever wondered what makes Raptors View such a magic place, what sets us aside from other estates? We don't have a lodge, we don't have a golf course nor do we have the big five. What we have is a community of members who all care for a piece of Africa, their piece of Africa on Raptors View.

In recent weeks we have received so much from residents, all in an effort to make a difference to the estate. In no particular order we would like to thank the persons who have donated:

- 50 large bales of Teff for the supplementary feeding program,
- A small utility trailer to be used as a water cart and tools trailer when the staff are working out in the field,
- A replacement generator for the main gate,
- Steel to convert an old implement into a tiller, this will be used to break the hard crust of the soil.

(SCAM ALERT!) Email interception

It has come to our attention that false email has been sent to some residents, giving incorrect banking details for the Association.

Please be assured that only emails received from the following addresses are genuine as far as the Raptor's View Home Owner's Association is concerned.

rvhoa@mweb.co.za –

info@raptorsviewhoa.co.za -

byron@raptorsviewhoa.co.za -

rvhoamweb@gmail.com -

Roz Saverton Finance & Accounts

Wilna Mew Contractors and Estate Admin assistant

Byron Wright Estate Manager

NOT A RAPTOR'S VIEW EMAIL ADDRESS

We do not promote receiving funds from overseas via Western Union (2 cases have recently been reported) or into a third party bank account. At all times, our emails reflect first and surnames of the staff member concerned. If you receive a suspicious email, kindly contact us immediately.

AGM Feedback

The Annual General meeting was held on 4 August 2018. By now you would have received the minutes of the AGM. If you have not received the minutes, please email Roz (rvhoa@mweb.co.za) to request a copy.

All the resolutions and special resolutions were passed. Herewith a recap of the approved resolutions that have an affect financially and/or the estate rules:

- *Approval of Capital Expenditure for an additional water reservoir.*

An additional reservoir similar in design and colour will be ordered and erected at the current reservoir site. The ring beam foundation for this reservoir is completed, and site rehabilitation is well advanced.

- *Amendments to the Raptor's View Wildlife Estate Home Owners' Rules* "THAT the Raptor's View Wildlife Estate Home Owners' Rules be amended by the deletion of the time "06:30" in the fourth line of paragraph 5.6 and the replacement thereof with the time "7:30"."

- *Amendments to the Raptor's View Wildlife Estate Architectural Rules* "THAT the Raptor's View Wildlife Estate Architectural Rules be amended by the

insertion of the following new paragraph 5.2A immediately after paragraph 5.2:\

“5.2A In the event that a Building Project concerns the construction of new buildings or extensions and external alterations to existing buildings on a Residential Portion, the Member wishing to undertake such Building Project shall procure that:

5.2A.1 prior to the submission of plans to the Board in respect of such Building Project in terms of paragraph 5.2, the Residential Portion is surveyed by a qualified and registered land surveyor; and

5.2A.2 the plans submitted to the Board in respect of such Building Project are accompanied by an electronic and a hard copy of the survey diagram of the Residential Portion prepared pursuant to paragraph 5.2A.1, which depicts the situation of the existing or proposed structures on the Residential Portion in relation to neighbouring Residential Portions and the boundary lines of the Residential Portion on which the new buildings or extensions and external alterations are proposed to be built.”

- *Amendments to the Raptor's View Wildlife Estate Architectural Rules* “THAT the Raptor's View Wildlife Estate Architectural Rules be amended by:

(a) the deletion of paragraph 11.4 in its entirety and the replacement thereof with the following new paragraph 11.4:

“11.4 Carports, Covered Patios, Pergolas, Bomas / Lapas.

11.4.1 Carports, covered patios and pergolas must be constructed with gum poles with one of the following approved coverings:

11.4.1.1 pitched thatch roofs with or without gables;

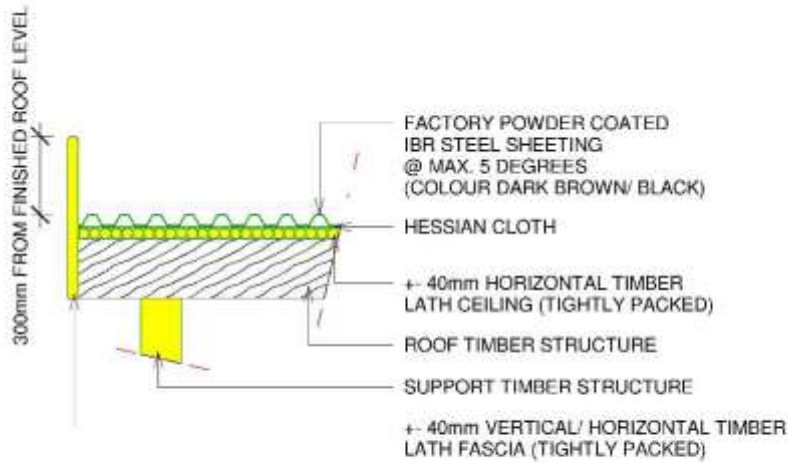
11.4.1.2 approved Lath Sunscreens or Lath screening walls to conceal or contain the area;

11.4.1.3 mesh reinforced waterproofed screed on Lath support with a 100 millimetre fall over 6 metres (the colour of the waterproofing must be black to match aged thatch);

11.4.1.4 Lath Sunscreens covered by translucent polycarbonate sheeting concealed behind a Lath fascia and not visible from common areas or neighbouring Residential Portions;

11.4.1.5 canvas covering, provided that prior written approval therefor is obtained from the Board; or

11.4.1.6 Lath roofs or pergola roof sunscreens with a maximum permitted angle of roof of 5 degrees covered by factory powder coated steel sheeting which is dark brown or black in colour (which colour shall be approved by the Board prior to installation) and concealed behind a Lath fascia on all exposed sides, provided that the aforesaid materials are depicted on the plans submitted to the Board for approval in terms of paragraph 5.2 with detailed cross sections, specifications and provided further that prior written approval therefor is obtained from the Board. A diagram depicting the minimum requirements for the aforesaid steel roof sheeting is set out below.



**RVHOA - STEEL ROOF SHEETING
MINIMUM REQUIREMENTS**

11.4.2 The installation of solar panels on the roofs referred to in paragraph 11.4.1.6 shall be permitted with the prior written approval of the Board, provided that such solar panels are concealed and detailed on the plans submitted to the Board for approval in terms of paragraph 5.2.”

(b) the deletion of paragraph 11.7 in its entirety and the replacement thereof with the following new paragraph 11.7:

“11.7 General

Subject to paragraph 11.4, no metal sheeting or shade netting is to be used as roofing material on any Residential Portion.”

Directors and their portfolios

No new directors were nominated for the 2018 Annual General meeting.

Richard Braun and Fred Scherf stood down. We thank them for their valuable input and dedication to the estate during their terms.

The following directors continue their services on the board:

Janine Scorer – Chairperson, Administration, finance and legal, Security, SCS.

Lovelle Henderson - Administration, finance and legal, Communications.

Brian Saverton – Ecology and Farm management, Building and Projects

Telkom Fiber project

As you are aware Telkom has officially withdrawn from the fiber project. Judging by the online survey we did some time back, as well as member feedback, it is clear that residents have a need for fast internet and voice services including possibly some add on services. This is being taken into account as we move forward with this project.

We wish to thank the fiber task team (no longer referred to as the Telkom task team) for the extensive time and effort they have put into the project thus far. Since the AGM, a follow up meeting has been held. The team has identified some avenues to pursue in order to realise the needs of the residents.

Weather link

Herewith a link for the predicted weather systems for the months to come

<http://www.weathersa.co.za/media/data/longrange/gfcsa/scw.pdf>

Road project

It is well known that some areas of our roads are more problematic than others. Some of the sharp corners, especially on the main roads, are prone to excessive wear. We have identified the following areas that will receive attention in coming weeks.

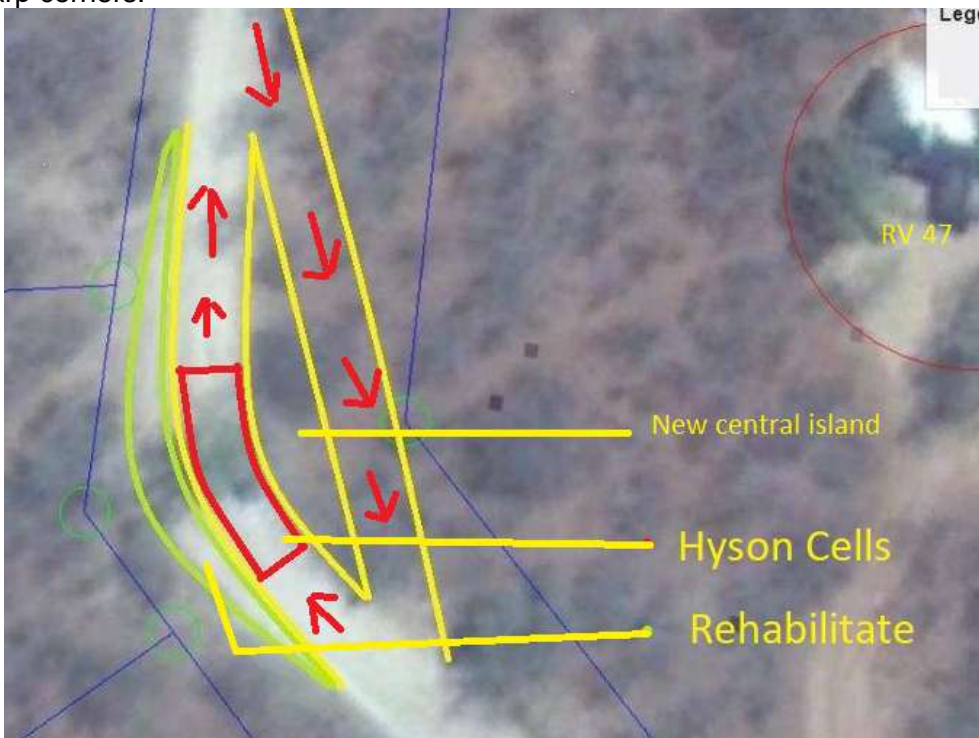
- Candelabra corner

We plan to do away with the sharp corner, and rehabilitate it. We shall create a new larger central island without the sharp corners.



- Tawny Eagle/RV 140

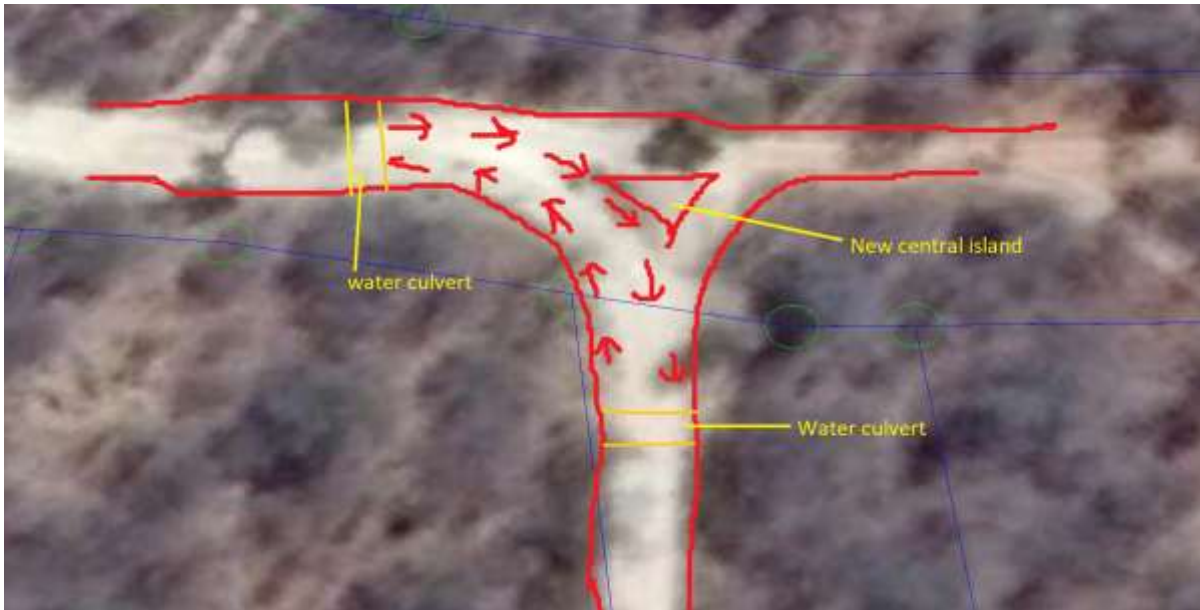
We plan to do away with the sharp corner, and rehabilitate it. We shall create a new larger central island without the sharp corners.



- Tawny Eagle/Snake Eagle corner

This area posed some challenges due to road servitudes and existing services. We plan to do a hard surface here and do away with the circle and single track, creating a double two direction traffic track from Tawny Eagle into Snake Eagle road. The road level will be elevated to cater for runoff of water.

We plan to retain the eastern slip road just a little further east on Tawny Eagle.



Farm watch information

Farm watch often sends valuable information to its subscriber's, most of which are safety and security related. The cost of the sms facility is high and subsequently Farm watch prefers to send out Whatsapp messages to groups. We have discussed initiating a dedicated Raptors View Whatsapp group on which to share their information.

If you would like to be included in this group, please send Wilna (info@raptorsviewhoa.co.za) an email and she will add you to the database.

Include the following information:

Name

Telephone number

RV general communications

The Association makes use of a bulk sms facility to communicate relevant information that cannot wait to be included in a news bulletin. Examples are security related information, power outages and water issues. We prefer the sms facility as it is a one way communication medium. In the past, Whatsapp groups were misused and became cumbersome to manage.

Whatsapp now has an option whereby only administrators of groups can post information, eliminating unnecessary responses. We will be testing this method during a trial period as it has a financial saving. It also includes the advantage that information can now be sent to an overseas cell number. Should this trial not prove satisfactory, we shall revert back to the bulk sms facility.

Grass seeds

Some concerns have been raised regarding the lack of grass cover, as well as the impact the drought has had on the grass seed bank of the estate. We have had some discussions with our ecologist and the general consensus is that the estates grass seed bank is most probably more resilient than we think. None the less we discussed the possibility of seeding grass in some accessible areas, including around homes. We believe this may not have a major beneficial impact on the estate, as the animals most probably would eat a good percentage of the new grass shoots, however it will give the animals additional grazing more so than if we do not seed. A slightly higher percentage of the sown seed including existing grasses seeds will have a better chance to reach inflorescence maturity for further seeding.

We are investigating the purchase of bulk grass seed, which we would like to make available to residents at the

same cost we pay. We would like to encourage residents to spread the seed around their homes when the time is right, (just after the first rains).

Instructions on how to best prepare for the seed will be included with your seed pack. If you're interested in the program, please notify Wilna (info@raptorsviewhoa.co.za). We will contact the persons on the seeding program list as soon as the time is right and the seeds are available.

Benches

We have placed two viewing benches at Osprey Dam for your enjoyment.



Long service

Movett Mokgakane and Roz Saverton have been with us for 10 years during the month of July and August. We thank them both for their dedication to the Association



Giraffe Incident on Blyde Wildlife Estate

<https://www.dailysun.co.za/News/National/girafe-attacks-mum-and-son-3-20180904>

We have no idea of the circumstances of the incident, but this tragedy serves to remind us that wild animals are wild and we need to respect that and keep our distance. When out walking or cycling on the Estate, you and your children need to learn to be totally aware so as not to startle any of the animals as this is so easily done. With regards this incident it is alleged that the mother and child were out walking and accidentally startled the giraffe. So please be careful and be aware in the interests of your safety.

SCS bike race 20 October for the Raptors View Members and their friends who wish to enter.

SATURDAY 20 OCTOBER 2018

START 7:30am

45Km - R 180

25Km - R 150

10Km - R 80

5Km - R 50

2.5Km Kiddies Ride

START & FINISH AT
SOUTHERN CROSS SPORTS
FIELDS
SOUTHERN CROSS SCHOOLS
HOEDSPRUIT

PRE-ENTRIES

www.cycleevents.co.za

FOR 45KM, 25KM & 10KM

Line Entries and Registration
Sat 20 October 6:00 - 7:30
(LINE ENTRIES SUBJECT TO R80.00 FEE)

2.5Km Kiddies Race Free
(MUST BE ACCOMPANIED BY AN ADULT)

**Southern Cross Schools
MOUNTAIN BIKE RACE**

