



Are you thinking of doing alterations?

The trend for doing alterations to existing homes seems to be on the increase. Some uncertainty exists as to what is deemed to be an alteration/addition versus maintenance and when plans should be submitted to a) RVHOA and b) the Municipality.

To assist you in this matter, our rules define building projects as any building activity conducted on a Residential Portion, including but not limited to:

- the construction of new buildings, carports, swimming pools, fire receptacles, walls, gates, rain water storage tanks, trellises, awnings and extending roofs;
- Extensions and structural, aesthetic and external alterations to external buildings;
- The demolition of buildings; and
- Maintenance, repairs and/or internal structural alterations to buildings

When are Plans Required?

Any change to the footprint and or elevation affecting the structure or aesthetics of the house requires plans to be submitted to the RVHOA.

It is also the home owner's responsibility to be compliant with municipal requirements and regulations.

If in doubt please contact the RVHOA on info@raptorsviewhoa.co.za, and we shall gladly guide you through the process.

Where there seems to be confusion.....

We have noted an increase in homes, gradually adding structures that are not compliant or indicated on any plans, or external fittings being installed that are not compliant.

Some of these irregular structures include:

- Carports with either shade cloth or corrugated iron roof (both of which are strictly not permitted)
- Fence to keep animals out of gardens and in some instances electrified fencing.
- Fire pits
- Fitting of new satellite dishes to structures without painting them the same colour as their background surface
- Additional lath fences
- Installation of solar systems

We are aware that some of these unregulated structures may decrease the value of other properties on the estate. The board has therefore advised the management team to actively identify and address these issues.

Should you be in any doubt as to the compliance of your home, please contact the RVHOA and we will gladly assist you to get your home compliant without imposing penalties.

Arranging access for temporary contractors

Access to the estate for contractors is strictly controlled through the contractors' gate and access is not permitted through the main gate.

Temporary access for unregistered contractors can be arranged at the RVHOA office, but only for employees who supply a recently obtained screening document. Temporary access to the estate will not be allowed (even for a day job) without the necessary documentation.

Temporary access costs are: R50/person/day and R80/vehicle/day payable in CASH at the RVHOA office.

Building sites

Residents are requested to refrain from entering houses under construction as it poses a safety risk and such entry without the builders' permission is unlawful. Builders have complained that unlawful entry by residents has caused damage to newly painted surfaces, wet cement floors and tiled surfaces which were recently laid.

Fibre project commences

Members were recently advised of Openserve's intention to resume the installation of the fibre optic network on the estate, with this being open access and served by all ISPs who currently offer services on Openserve's national fibre network.

We will be in contact with Openserve and their agent to determine the specifications of trenching and trunking, which will be installed at the Members' cost, should they wish to have fibre installed to their home. This will be communicated once received.

Update on Road refurbishment

The recent heavy rains have exposed areas on our new roads which require some attention. In general our new surface held up well, considering the fact that we received a quarter of our annual average rainfall over a period of a week. We will attend to these sections that showed excessive wear when our contractor returns to complete phase 2 of the roads project. Our contractor is expected to return by the end of October to complete the project.

Southern Cross College has exciting plans for 2021 & beyond

A number of residents have shown an interest in the future of Southern Cross College which is such an integral part of our estate and your board requested the Headmaster, Mickey Viegas, to share their strategy with us.

Mickey confirms that 2021 will be a dynamic year for Southern Cross Schools College as the Board of Governors and school embrace the changed circumstances in education that we find ourselves in, by remodelling the College (this does not affect the Pre and Prep Schools) and will in no way diminish the past 10 years of unprecedented academic success.

From January 2021, Southern Cross Schools College will be affiliated with an online teaching organisation called Brainline, based in Pretoria. It is an Independent Examinations Board (IEB) accredited educational institution and they will be delivering the academic content to the SCS College learners catering for a much wider choice of subjects and enabling a substantial reduction in school fees which our research tells us in present times is critical.

Learners will have access to dedicated mentors within a structured school environment. Their primary role is to serve as mentors, supporting and guiding Southern Cross Schools College learners through the usual day-to-day challenges, academic and otherwise. Other familiar aspects of the college will continue catering for more than just the academic needs of learners for example sport, culture, leadership development and community work etc. are still on offer.

Mickey says, "Most importantly, in addition to the academic excellence for which Southern Cross Schools is known, this advanced model will allow for an intensified focus on skills such as complex problem-solving, critical thinking, creativity, people management, collaboration and emotional intelligence, some of the most important skills required in today's workplace and throughout adult life."

A massive shift back to the roots of the school's existence within our estate will teach sustainability and environmental consciousness allowing College learners to make an important difference to the world in which they live.

Littering poses threat to our wildlife

There has been a recent increase in the amount of litter being collected on the roadsides on the estate. This poses a significant threat to our wildlife that may consume the various pieces of paper and plastic or cut themselves on the discarded bottles.

Speeding on the Estate

A total of 35 speeding fines were issued to Members and contractors in September. Four of these fines were issued to contractors, and the remaining 31 to Members.

Members are reminded that the speed limit on the estate is 30 km/h. The revised schedule of fines for exceeding the limit as approved by the Board is attached for easy reference.

A Member is responsible for transgressions by their family and guests. The speed limit and applicable fines are displayed at both the main gate as well as the contractors' gate and Members are requested to remind their guests of the estate rules.

Game management

The aerial game count was conducted on the estate on 9 September. We are awaiting the ecological report from Dr Mike Peel and will then make these figures available to members. We will hold an ecological sub-committee meeting once the report is received.

Rainfall

We are thankful for the recent rains which have fallen in much of the Lowveld. Our records reflect the following for October so far:

Contractors' Gate	163 mm
Phase 2	145 mm
Phase 3	142 mm

Important Contact numbers

Estate Management (emergencies only)	-	071 675 2525
RV main gate	-	015 793 1663
Canyon Risk Solutions	-	071 218 1994
Medical	-	072 170 0864
Police	-	015 799 4000
Fire Brigade Maruleng	-	015 793 0536