

News Letter April 2021

Fire breaks around houses

Following the good rains received in the past year, the maintaining of firebreaks around residential properties is essential. There is far more combustible material in the bush this year and should we experience a veld fire, there may be dire consequences.

Residents are to ensure that their firebreaks are in place, as per the Architectural Rules.

Each Member is required to make fire breaks around buildings on his Residential Portion, or to procure that such fire breaks are made by a Contractor approved by the Board in writing, at the Member's cost by no later than 30 June of each year.

The following procedure shall apply to making fire breaks:

- Herbaceous vegetation, grass and small shrubs shall be slashed around buildings to a maximum height of 20 (twenty) centimetres or less. A minimum distance of at least 15 (fifteen) metres is required between vegetation and thatch structures, provided that Members with Residential Portions that are river stands may, at their own risk, reduce this distance to ensure privacy from neighbouring properties;
- No bushes or established trees with a diameter of 10 (ten) centimetres or more at the trunk shall be removed provided that if branches are close to or in contact with thatch roofs, or insurance specifications require that they be cut, then they may be trimmed by the Member or a Contractor approved by the Board.

Raptor's View staff may be able to assist with the clearing of firebreaks, time permitting. Please contact Wilna at the office to enquire on staff availability and costs involved.

Update on Road refurbishment

The upgrade of the identified roads was completed in March, except for a short section on Snake Eagle Road.

The planned refurbishment and maintenance will be performed during May to not only improve the camber of the road surface but also repair the wear and tear, which can be expected on any unpaved surface.

Appointment of New Chairperson

At the first meeting on 28 April 2021, of the newly constituted Board Directors of Raptor's View Homeowners Association, Lovelle Henderson was appointed Chairperson.

New Board member

When we recently announced the new board members, we were not in a position to include Merrick Oeschger as a board member at the same time. It has always been our intention to second an experienced financial person to the board but our original nominee was not able to join us and we immediately sought another candidate.

Unfortunately bringing a financially skilled person onto the board took a bit longer than expected and we did not want to further delay the first announcement. We are very pleased that Merrick has agreed to join the board as a temporary director until the AGM when he will stand for election by the homeowners. A short CV is attached.

The expanded board is now complete enabling it to operate optimally until the AGM.

Board Portfolios and Special Projects Responsibilities

At the Board meeting on 28 April, the directors agreed to their respective Portfolio and Special Projects responsibilities and we would like to share these with the members. These Portfolios and Special Projects reflect the diversity of Raptor's View and highlight the need for the Board and homeowners to work together in keeping the estate as special as it is.

There is a lead Director responsible in each case and every Portfolio or Special Project has at least two directors involved as well as the General Manager. A number of these portfolios and projects also have committees where homeowners are generously offering their time and expertise to assist the directors.

We have also adopted a 100 Day Action Plan which involves a number of projects that we are prioritising and are already underway.

Finance including budget and capital program	Merrick, Tony
Human Resources / Remuneration	Lovelle, Merrick
Legal & Governance	Janine, Lovelle
Ecology	Crusty, Joan, Janine
Building	Merrick, Tony
Roads/Estate management	Richard, Tony
Communication, Website and social media	Janine, Joan, Lovelle
Public Relations – Homeowners and Tenants	Crusty, Lovelle
Southern Cross Schools Relationship	Crusty, Merrick,
Implementation of Capital Program	Richard, Tony
Security	Crusty, Janine, Richard
Aesthetics	Joan & all directors

Appointment of Board Secretary

The Board required the services of an experienced, impartial person to take the minutes at the Board meetings and the AGM. Monika Golightly has volunteered her services to the Board of Raptor's View Homeowners Association as Board Secretary. She will assist the Chairperson with preparation of agendas, taking and circulation of accurate minutes and be

responsible for ensuring that any action points originating from these meetings are noted and actioned. She has signed a non-disclosure agreement.

Resignation

It is with regret that we announce the resignation of our Finance and Administration Manager, Rosalind Saverton (Roz) with effect from the 28th May 2021, after serving her 30 day notice period. Roz has been a valued member of the RVHOA team for almost 13 years and has left her very personal mark on the estate during this time. She has handled the finances and other administrative functions in her own unique and efficient way and leaves them in the impeccable state that anyone who knows her would expect. Roz being the person that she is has committed to ensuring that there is an efficient and comprehensive handover process before she leaves.

Finding a suitable replacement for Roz at such short notice is obviously a challenge. The process is however already well underway and it is hoped that we will be able to make an announcement in this regard within the next 10 days.

If there are any residents who would be interested in applying for the position of Finance and Administration Manager, Raptor's View Home Owners Association please contact James Cary, General Manager.

Alien invasive plants

HELP NEEDED – TIME TO GET INVOLVED!

With abundant rains comes abundant vegetation. The good rains of the last season have revived the plant life on Raptor's View, which has in excess of 300 species identified to date! However, not all plant species are welcome. With our close proximity to town and the presence of several water courses entering and exiting the estate, seeds of weed species can easily spread and take hold.

Of most concern are alien invasive species which have the capacity to proliferate and change landscapes. Some of these species are toxic to both man and animals.

In line with environmental legislation Management has started removing these plants before their seeds are dispersed and they become more widespread. If you would like to become involved and assist with the removal of these plants please send your name and email address, as soon as possible, to the General Manager RVHOA – James Cary at generalmanager@raptorsviewhoa.co.za. This will enable Management to coordinate a programme for removing these problem plants with the assistance of residents.

Trail maintenance

All the trails were cut back during the past month and efforts will soon be underway to address the erosion on specific trails. In conjunction with Eco committee members and input already received from residents a plan has been drafted to rectify incorrect layout, signage and ease of use for the various trail users, be they walkers, joggers or cyclists.

Rainfall

Unfortunately April was a very dry month as far as rainfall is concerned. However, with the good rains received for the season so far, we look forward to a good winter, albeit a chilly one.

Contractors' Gate	1 mm
Phase 2	1 mm
Phase 3	0.2 mm

Residents informal information evening – Monday 24th May 2021

All residents living on Raptor's View are invited to attend the Informal Info Evening that will take place in the upstairs board room at the Raptor's View offices at 18h00.

The main focus of the evening will be for an expert guest speaker to address and give his opinion on the Baboon problems currently being experienced on the Estate. We have no doubt that this will lead to some lively interaction.

Residents are also invited to send James any other items you feel you would like to chat about on the evening. Please send your suggestions to James at generalmanager@raptorsviewhoa.co.za

We hope to see as many of our residents as possible. Please remember your masks.

Important Contact numbers

Estate Management (emergencies only)	071 675 2525
RV main gate	015 793 1663
Canyon Risk Solutions	071 218 1994
Medical Response	072 170 0864
Police	015 799 4000
Fire Brigade Maruleng	015 793 0728

There is no longer an emergency number for after-hours doctors in Hoedspruit. It has been replaced as follows:

After hours Primary Health Care Assistance for Medical Emergencies from 6pm to 6am (no house calls)	063 051 2999
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