



RAPTOR'S
View
Home Owners Association

News Letter May 2021

Elephants along our fence line?

How many of you have been lucky enough to see the elephants while out for your early morning run or bike ride? Recently released onto Rietvlei Conservancy, they add to the excitement of living on Raptor's and being able to hear lions roaring, or catch glimpses of cheetah. Watch out for the baby too. Born the day after the small herd was released, the birth just added to the joy of their arrival.



A few residents have expressed concern that they may break through the fence. However, management would like to assure everyone that the fences are being monitored regularly for any signs of a possible breach.

It is necessary to remind residents that they are to exercise caution when using the fence lines for recreational purposes such as walking, running or cycling.

Our staff as well as Canyon Risk Solutions, monitor the Raptor's View and neighbours' electric fencing regularly and any faults are repaired immediately. If an elephant, lion or rhino are near the fence please do not pass, rather turn around. We urge residents to be extremely cautious when walking or cycling along the fence lines, as even a fully operational electric fence will not stop a charging animal.

This is your estate

Do you have any suggestions you may have to make Raptor's View more enjoyable for everyone?

Have you noticed anything that you would suggest could be done differently?

Do you have any expertise that you believe could be useful and would be willing to offer?

Would you like to become involved with any of the Committees?

Please do not hesitate to e-mail generalmanager@raptorsviewhoa.co.za or give James a call.

The Board together with the finance committee are busy with the preparation and planning of the Capital Expenditure budget, with a five year plan.

Any Members who have any proposals for projects are requested to please forward these to the office for possible inclusion, based on feasibility and available funding.

Residents are also invited to contact any of the Board members who will gladly listen to your suggestions.

Finance including budget and capital program	Merrick, Tony	merrick.oeschger@gmail.com
Human Resources / Remuneration	Lovelle, Merrick	Lovelle@iafrica.com
Legal & Governance	Janine, Lovelle	janine@yebo.co.za
Ecology	Crusty, Joan, Janine	raptors@compassodyssey.net
Building	Merrick, Tony	merrick.oeschger@gmail.com
Roads/Estate management	Richard, Tony	info@savanhacon.com
Communication, Website and social media	Janine, Joan, Lovelle	janine@yebo.co.za
Public Relations – Homeowners and Tenants	Crusty, Lovelle	raptors@compassodyssey.net
Southern Cross Schools Relationship	Crusty, Merrick,	raptors@compassodyssey.net
Implementation of Capital Program	Richard, Tony	info@savanhacon.com
Security	Crusty, Janine, Richard	raptors@compassodyssey.net
Aesthetics	Joan & all directors	joanie@megaweb.co.za

Noise levels on the estate

Everyone likes to have the odd party. Everyone has good friends and family visiting and everyone has entertained with a good braai. The request is simply "Please bear in mind that even normal conversation carries in the bush." We live in an environment where, if you wanted to listen, you could hear what your neighbours are actually talking about. Imagine what loud parties do. No one likes to complain and most prefer to adopt the policy of 'live and let live'. It is all about respect for each other, for all of us to be able to live in harmony.

If noise levels do get out of hand, try to identify the house it is coming from and then please contact estate management while the noise is happening. Identifying the source makes their job so much easier.

The same applies to the music you listen to when travelling on the estate. Please keep the volume down, as not everyone has the same taste, and several residents have complained about this.

Fire monitors

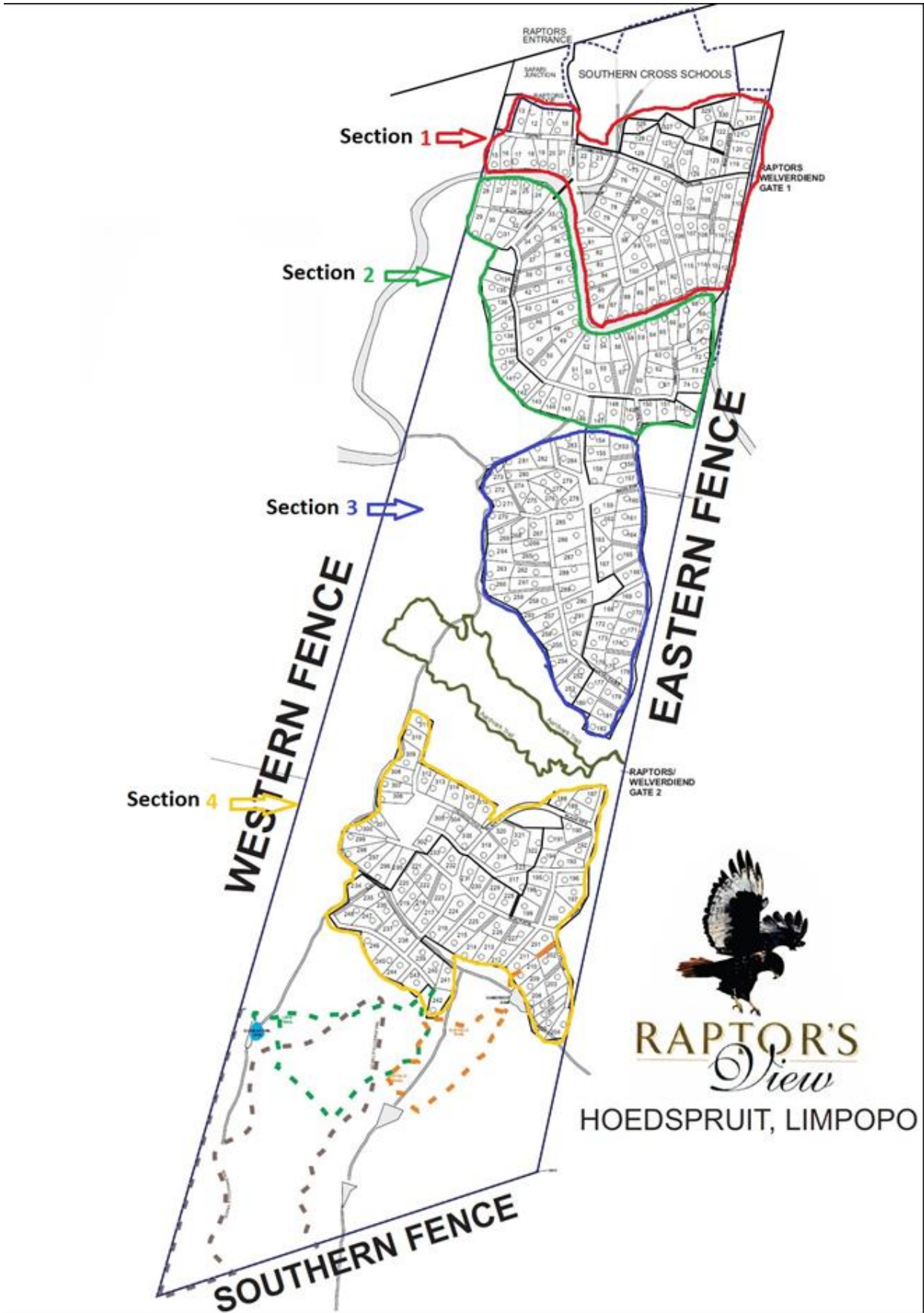
The Fire Management Plan for Raptor's View is currently under review. The plan includes the appointment of fire monitors in the four geographical sections of the estate.

The purpose of the fire monitors is to take charge in the event of a fire in their section

The fire monitors' responsibilities would include:

- a) Make sure that the necessary information is obtained, e.g. stand number, house or veld fire, owner's telephone numbers (landline and cell), check for any injuries etc.
- b) Notify the estate management and security.
- c) Sound the alarm.
- d) Arrange for help from other local houses.
- e) Notify adjoining house owners of fire in case of the fire spreading.

Those interested in being appointed as fire monitors are requested to contact the office. The necessary training will also be facilitated.



Fire management plan sections

Baboon cages

We have sourced a number of quotations for the manufacture of baboon proof metal cages which residents can purchase directly from the supplier. Some of the suppliers have indicated that the price quoted would include installation. These cages have been the most effective solution in preventing baboons from accessing waste, provided they are properly secured with clips or locks.

Supplier	Single wheelie	Double wheelie	Contact	Number
Hoedspruit Staal	R2875	R4600	Chris	0730473249
Anti-Scavenger	R2750	-	David	0835140266
CW Summers	R3047	R4560	Charles	0825316660



Appointment of Administration Manager

We are pleased to announce that Danielle Grewar has been appointed as the Administration Manager at Raptor's View. Danielle will be starting on 7 June, conducting the day-to-day administration.

Danielle, originally from Hoedspruit, will be moving from Hazyview. She has worked in the hospitality industry with her roles being predominately management, marketing/reservations and administration.

We look forward to a long and rewarding working relationship with Danielle.

Appointment of accounting firm

Bushveld Accounting has been appointed to manage the estate finances, under the direct supervision and instruction of the Board Finance Committee.

Bushveld Accounting will also be sending the monthly invoices.

House maintenance

A number of houses on the estate are requiring maintenance, such as the ridge cap which has faded and needs to be painted black again.

There are also numerous Dstv dishes, air conditioning units and finishes which require painting.

If you require assistance in checking which items need attention to bring them in compliance with the Architectural Rules, please contact the office and we will gladly assist in identifying the discrepancies.

Fibre installation

An email from a happy Member:

Dear Raptor's View Committee

During the past week Open Serve was here (RV167) to install the fibre optic cable. Everything works perfectly well and we are highly satisfied.

Herewith a BiG THANK YOU to the Raptors View Committee who negotiated with Telkom and insisted that the project should go ahead.

Best wishes and kind regards

Wiltrud & Herbert Peter (RV167)

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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View

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