



Newsletter August 2022

Solar

Solar investigations by the Board – Explanation as to why it is on hold for now by Merrick Oeschger

Below is a very simple and basic example of the potential impact. There are additional issues and details that could make the scenario below better or worse, such as how bulk users will be treated, level of discount on the consumption rate, etc. For the sake of simplicity I am going to ignore those for now.

Very basically, Eskom is looking to increase the fixed cost element from around R250 to around R938 per household and then reduce the consumption (kWh) cost portion to balance out to a national net zero position. There are several reasons why I think it unlikely that it will be approved, at least in its current form. Most importantly it is not pro poor. In Eskom's own explanation they are saying the net cost effect per house is that if you currently get a bill for less than R2 000 p/m you will be paying more, and if your account is more than R2 000 you will be paying less.

Raptor's View specifically:

We will pay approximately R5 000 000 to ESKOM over the next 12 month period. Currently that would be made up of approx. R 900 000 in fixed costs and R 4 100 000 in consumption/variable costs. As such, if for example we installed a solar system that would accommodate 100% of our consumption needs we would have R 4 100 000 to use to offset the cost of buying the electricity from the funder of the solar system. So if we signed a PPA (power purchase agreement) for R 2.37 /kWh (what we are currently charging members), we would be at breakeven without the hassles associated with dealing with Eskom, both service and price increases etc. In reality we will probably be able to get a lower rate, potentially in the region of R1, 70 /kWh.

If however Eskom gets NERSA approval for their new pricing model our R 5 000 000 would be split as follows, R 3 450 000 for fixed costs and R 1 550 000 for consumption/variable costs. As such if we have a PPA in place for R2,37 /kWh we would effectively have a shortfall of around R 2 550 000 that would have to be funded by the members, around R700 per month per stand.

This is the simple version and only gets more complicated once you start trying to add some of the additional variables into the equation.

As such, until such time as we get more clarity as to what Eskom actually gets approval for, I think it is premature to make any formal decisions regarding the feasibility of solar for the estate.

Baboons

The troop of baboons with the collared female has been off the estate since the 27th of July and no incidents of house-breaking have been reported since mid-July. This troop may have joined a troop resident on Khaya Ndlovu, as this is where the collar is sending pin locations from. They do occasionally move across the R40 towards the Air Force base, but generally return to Khaya after a day or two. Residents are requested to remain vigilant as the baboons may return at any stage. We do not want to create an environment that promotes the unwanted house and waste raids as was happening a few months ago. Please keep windows and doors locked when you are away, keep waste secured in a locked bin and do not leave foodstuffs visible from the outside. Management still monitor the collar movements regularly and will advise should the troop decide to return to Raptor's View.

Aerial Survey

The aerial survey was conducted on Friday 5 August using a fixed wing aircraft. We are awaiting the data, after which Eco committee will meet and decide the way forward on erosion work to be done on the estate.

Game feeding program

Staff are currently feeding one bale of a grass/lucerne mix at each of ten sites, twice per week. Most sites still had feed left over, showing that the natural vegetation is still reasonably abundant, be it through grass, seed pods, remaining or fallen leaves.

Nutrient blocks are placed at three sites whenever required/finished.

This will continue and increase if necessary, until we have significant rains and natural feed available to the animals.

The annual game census will be conducted towards end September and preliminary figures will be published in the next newsletter.

About rain – La Nina

(an extract from an article in The Saturday Star by Shaun Smillie)

This rainy season will likely see the third consecutive year where our weather is dominated by a La Nina system. Three in a row is almost unheard of, say the weather experts, but then again the La Nina or the Boy is still largely unknown.

"We haven't really been watching these La Nina much longer than about 25 to 30 years. And because they come once every five or seven years, there's not that many for us to go back and correlate with the rainfall," says Professor Peter Johnston, a climate scientist at the University of Cape Town.

La Nina is supposed to bring wet weather to South Africa and it all has to do with the cooling of sea surface temperature thousands of kilometres away in the Pacific Ocean. El Nina, the girl is the opposite, the warming of the Pacific causes lower than average rainfall.

But sometimes La Nina doesn't bring extra rainfall.

"Sixty times out of 100 it will affect the rainfall in the interior of South Africa and it will move the rainfall to the higher than normal category," explains Johnston.

This La Nina is expected not to be as strong as last year's.

"We are expecting above normal rainfall but might not be as extreme as it was last year. And we are expecting above normal temperatures too," says South African Weather Service (SAWS) senior forecaster, Dipuo Tawana.

The La Nina is expected to take hold later in the summer. September, October and November are predicted to have lower than average rainfall. What weather forecasters can't predict is if there is going to be any flooding.

The summer ahead could also see heat waves, says Tawana, with Limpopo and Mpumalanga experiencing temperatures in the 40s. But that is all in the months ahead.

Rainfall figures

No rain fell during the month of August 2022.

Talking Eco – Swimming pool repairs - water



Thousands of litres of water are wasted every day during swimming pool renovations and repairs. There is no need to throw the water down the drain or pump the chlorinated water into the bush. Store it in a bladder until it can be used again.

You'll be surprised at how much of a saving you will make by doing this. Besides the water saving, the pool fills much faster from the bladder than from your garden hose. Maruleng is an area that has a deficient and sometimes unreliable water supply. Please try to encourage your pool repair company to use tanks or a water bladder to store the pool water when they have to empty your pool to repair it.

Some progressive municipalities are looking at making this practice compulsory.

Volunteers to boost our Finance Committee

We are appealing for volunteers for our Finance Committee. We currently have a finance committee consisting of two dedicated persons. The Board feels that, being such an important portfolio, it would be of benefit to the estate to have one or two more volunteers join this committee. This will greatly assist when some are away on vacation, in that there will be others available for consultation. If you have a financial background and two or three hours a month to spare please contact James Cary to add you to the Finance Committee.

Registered Contractors

We are receiving an ever-increasing number of contractors that are not registered with the estate, wanting to access, without having the necessary company registration or temporary access in place. Please inform any contractor that you may wish to utilise, prior to their arrival, of the necessary security protocols. They will not be allowed access without the required documentation.

Contractors are only permitted to use the Contractors' Gate near Obaro. No contractors will be permitted to use the Main Gate, unless for an afterhours emergency.

Further information on the contractor registration process can be obtained from Wilna at info@raptorsviewhoa.co.za

A friendly reminder that the opening and closing times for the Contractors' Gate will be from 6am to 6pm from 1 September.

Rule of the month – Building Projects

In an effort to ensure continuous aesthetic control on the Estate, all Members wishing to undertake any Building Projects on a Residential Portion shall, prior to commencing such Building Project, submit plans therefor to the Board for its approval and ensure that the Contractors appointed to carry out the project are registered with the Association in accordance with the applicable Estate Rules.

A Building Project is any building activity conducted on a Residential Portion, including but not limited to:

2.5.1 the construction of new buildings, carports, swimming pools, fire receptacles, walls, gates, rain water storage tanks, trellises, awnings and extending roofs;

2.5.2 extensions and structural, aesthetic and external alterations to external buildings;

2.5.3 the demolition of buildings; and

2.5.4 maintenance, repairs and/or internal structural alterations to buildings;

Group discount possibility – Lightning Protection Systems Installation

If there are members who would like to install lightning protection systems and are interested in joining a negotiation for a group discount, they may contact Pieter Kruger at RV 42 on 082 570 4640 or pieterk1959@gmail.com. The companies that install lightning protection systems are based in the major centres and the thought is that if a group installation was done there could be some sort of saving.

We are currently aware of two companies that will be doing installations on Raptor's View in the near future.

Waste collection

It is not mandatory to have your waste collected by RVHOA staff on a Thursday. You are welcome to drop your own waste at the Contractor's Gate, on any weekday which suits you. Security will make a note of the number of bags you drop for billing purposes.

Orange bags, used for recycling materials, are available at the office at R40 for a pack of twenty bags.

From the office

It is imperative that you use your RVHOA account number as the beneficiary payment reference as it makes identification of the payment easier.

Likewise, please put your site number in the subject line of all email correspondence for ease of identification.

Important Contact numbers

Estate Management (emergencies only)	071 675 2525
RV Main Gate	015 793 1663
Canyon Risk Solutions Control Room	072 806 4868
Medical Response	072 170 0864
Police	015 799 4000
Fire Brigade Maruleng	015 793 0728
After hours Primary Health Care Assistance for Medical Emergencies from 6pm to 6am (no house calls)	063 051 2999
Times: Weekdays: 18h00 – 06h00 Monday – Thursday	
Weekends: 18h00 Friday – 06h00 Monday	

The doctor-on-call would be one of those shown below:

Dr S. Verhagen, Dr A. Polley, Dr J. Mkhebel, Dr M. Kirstein, Dr H. Shivambu

Any comments on the newsletter would be welcomed, as well as any interesting articles that residents may want to include.