



Newsletter November / December 2022

Board Appointments – AGM 2022

Further to the AGM, the Board held a meeting on 14 November where Merrick Oeschger was appointed as Chairperson of the Board and Tony Patten was sincerely thanked for his tenure during the previous reporting period. Jof McClean was also appointed as the Board Secretariat and thanked for volunteering his services in this regard.

The January newsletter will highlight and discuss the Board Directors' Portfolios within the Association.

On the financial side, residents were thanked for their consistent and timeous payments.

Pick n Pay Hoedspruit Annual Bowls by Candle Light Charity Event – 11 November 2022

The Board and Management attended the "Mission Impossible" themed Pick n Pay Annual Carols by Candle Light Charity Bowling event and it was worth noting that besides a rather fun evening, the RVHOA came 3rd out of the 24 teams of 4 that participated in this occasion.



Security & Festive Season

An incident of house break-in and theft was recorded on the estate during November.

Although it is not a mandate of the Board, the concerns of Members raised at the AGM were considered relating to the security services provided in managing homes installed with security alarm systems monitored by Canyon Risk Services (CRS).

As residents are aware from the recent communication distributed in this regard, engagement has taken place with CRS and a number of improvements were put in place that can be expected in the short term that will not only assist the estate and residents, but also the Hoedspruit community at large.

CRS has offered to supplement patrols in town as part of the Town Watch patrol scheme which has the blessing of the SAPS. It is expected that the increased visibility and presence of security services in general should decrease petty crime in and around town and the neighbouring estates.

Residents are also requested to note that Canyon Risk Services has moved offices and their new address is Sunset View Office Park, Buffel Street, Hoedspruit. Contact numbers remain the same and these are: Hoedspruit Office : 015 004 0880 and Control Room : 072 806 4868.

Residents are also reminded that should they wish to arrange for day or night patrols at their house, these are available as an additional service at a nominal fee. Please contact Vanessa Berlein at the RVHOA offices on admin@raptorsviewhoa.co.za to arrange this.

As mentioned in the recent Information Evening, James Cary has obtained quotations for consideration by the Security Committee, relating to the implementation of a holistic estate management system that should provide increased security measures in terms of access and control.

On the topic of the 'silly' season another point worth noting is noise levels. Please bear in mind that sound travels and in the build up to the holiday period, an increase in noise complaints has been received. Without placing a dampener on the fun, residents are asked to please be considerate during their festivities.

Hoedspruit Town Watch

On behalf of Hoedspruit Town Watch Management, the following refers:

Become a member of Hoedspruit Town Watch Camera Monitoring Team

Hoedspruit can be proud of the CCTV surveillance network it has currently installed. Today 28 cameras are installed and active in public places around Hoedspruit with plans to install 32 in total. Hoedspruit Town Watch community members and its partners monitor the cameras proactively throughout the day and night. Most of the monitoring is carried out by the residents themselves.

The monitoring of the CCTV cameras is done from the comfort of your home. All you need is a good notebook, Windows or Mac as well as an internet connection (10MBPS or better, uncapped) and you are ready to go. You will receive the correct training and once you are comfortable with the monitoring, you simply choose a slot that suits you. This is co-ordinated daily.

If you do observe something that requires attention, you simply WhatsApp or call the necessary numbers and they will respond so you never leave the comfort of your home. Remember, you can even monitor the Hoedspruit CCTV cameras from anywhere in the world.

Hoedspruit's CCTV camera surveillance network has proven to be extremely successful. It acts as both a deterrent and a pro-active system to curb crime. We need as many Hoedspruit community members as possible that can assist in the monitoring so as not to over burden the existing monitors. So if you have been wanting to get involved in taking control of the safety of your town, here's your opportunity.

Please contact Helen Cary on 083 336 0577 should you be interested.



Leopard Visibility & General Safety

As most residents have been cautioned in preceding newsletters and other forms of Raptor's communication, this is a wildlife estate and all necessary precautionary measures are to be taken. The leopards in the recent months have been very visible.

An incident was reported where a leopard caught a domestic cat from a home at the Southern Cross School. In so much as this is a sensitive loss, the RVHOA has also reiterated that NO pets are allowed on the estate.

This obviously raised significant concern relating to the safety of the children.

Trail cameras were deployed around the school by the RVHOA which are monitored daily by management to determine whether the leopard favour this area. To date not one of the cameras have provided any evidence of a leopard and this provides the assurance they are not habituated to this particular area. The necessary advice is that vigilance and precaution remains a priority.

Social Media Disclaimer – RV Resident Views Chat

The Board, Management and the estate in general are not party to the comments made on this WhatsApp group and this group is not an official estate chat group. The opinions expressed on this group are those of the publishers and this by no means serves as a representation of any opinion of the Board and/or its Directors.

December Reminders & Important Dates

The Contractors Gate will be closed from 18h00 on Thursday, 15 December 2022 until 06h00 on Monday, 09 January 2023.

Residents who have domestics and gardeners accessing the estate during this period will be required to arrange pick up from the Raptor's View main entrance. These employees will need to present their ID cards to Security before access will be allowed through the pedestrian gate only. Cards where the ID or Photo is no longer clearly visible will also need to be replaced.

Waste collection dates – There will be no waste collection on Thursday, 29 December 2022. The waste yard will be open from 07h00 to 16h00 on this day, should residents wish to dump their waste in the skip. The waste yard will only be accessible from the town side, off Moose Street.

Another important date worth recording is the invitation that was extended to all Hoedspruit residents to attend the Chamber / Sakekamer 2023 Launch Party to be held on 7 December 2022 at the Rhino Convention Centre starting at 17h00.

Water Shortage & Tariffs

The Board is seriously considering the addition of two more water reservoirs to double our existing storage capacity to roughly 2.8 million litres. This will increase our stored supply to approximately 10 days of normal demand. Quotations for the necessary tanks, civil works and associated pipework have been called for in order to assess the financial viability of this initiative before asking home owners to vote on the subject.

It is important to remember that storage tanks are there to provide a buffer to tide the estate over interruptions in supply from Hoedspruit town, they do not provide long term relief from water shortages such as those experienced in many parts of South Africa.

The average water consumption per household on Raptor's View is 29 units (29,000 litres) per month. Having said this, many of our permanently occupied homes get by on less than 10 units per month while others consume in excess of 100 units per month.

The benchmark provides an indication to home owners that high usage is not necessarily based on excessive consumption, but may also be an indication of water leaks. Wise and responsible water use is encouraged at all times.

Regardless of the fact that Maruleng Municipal increases were effective 1 June 2021 and 1 June 2022 respectively, these were not implemented by RVHOA. Residents were billed R7.68 p/unit from 01 June 2021 up until November 2022. With the recent tariff increase in June, this was not relayed timeously to residents as the municipal invoicing was incorrect, indicating commercial and not residential billing. It is for this reason that the water tariff increased by R1.37 p/unit to R9.05. This increase was implemented in November effective in the RVHOA 01 December invoicing.

Maruleng increases effective in June 2023 will be implemented accordingly and should communication be received in advance from the Municipality, this will be conveyed to residents.

Property Valuations and Rule Amendments

On the topic of Maruleng, communication has been distributed in this regard, however Members are to note that Property Valuations have been placed on hold until further notice is received from the municipality. The reason for the delay was attributed predominantly to legalities surrounding areas of access to properties. No further communication has been received and any update will be conveyed to all before access is granted to the estate for the valuation process to commence.

The Special Resolution for the Architectural Rule amendment relating to Alternate Roofing has been distributed on 23 November 2022. Members are reminded that Voting Forms are to be handed in or mailed to the RVHOA Office, admin@raptorsviewhoa.co.za, on or before 12h00 on Friday, 23 December 2022.

Domestic Worker Screening Renewals

All domestic workers and gardeners must have the necessary SAPS screening in place. Updated screening documents must be handed in at the RVHOA Office for the attention of Wilna Mew or else access to the estate will be denied.

Important Contact numbers

Estate Management (emergencies only)	071 675 2525
RV Main Gate	015 793 1663
Canyon Risk Solutions Control Room	072 806 4868
Canyon Risk Services Coordinator	082 836 5609
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	



On behalf of the Raptor's View Home Owners Association the Board, Management and Staff would like to wish all residents a safe and happy Festive Season!