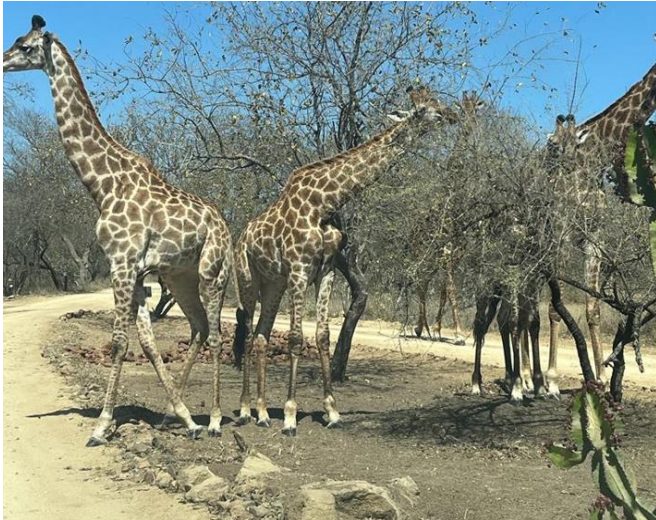




**RAPTOR'S**  
*View*  
Home Owners Association



## Newsletter October 2022



### Residents Information Evening

The recent Information Evening took place on 19 October attended by approximately 35 Residents, Board and Management. As always, this proved to be most beneficial as a number of interesting debates resulted in solutions being proposed for consideration relating to matters of concern and interest.

The Meeting notes were distributed on 21 October, and for any Residents who may have missed this email, attached please find a link for your information purposes.

### Home Owner's AGM

As a reminder, the main purpose of the Information Evening was to prepare for the upcoming Home Owners AGM. A number of Home Owners may not be in a position to attend and the Information Evening enabled the opportunity to submit proxy forms and pose any questions to the Board and Management.

All Home Owners are however requested to avail themselves for the upcoming AGM on Saturday, 29 October 2022 at 10h00 and as a reminder again, if you cannot participate, kindly submit your proxy forms to Vanessa Berlein or James Cary on or before Friday, 28 October 22. We hope to see many of you there!

### Assisting our Councillor

As part of the Hoedspruit Town clean up, Dirk, Gordon and their teams once again contributed to this community initiative by assisting in picking up waste along the main road and cutting the grass in Leguaan Street. They also provided their assistance once again for the extinguishing of a veld fire on Boston. These efforts do not go unnoticed and Raptor's View being more visible is much appreciated by the community in general.

## Water Saving Initiatives

All residents are requested to please be aware of the water restrictions imposed by Maruleng Municipal services as a result of pumps not being able to fill the Drakensig reservoir that feeds Hoedspruit town and surrounding estates to capacity. This is attributed mainly to the increased load shedding schedules. The RVHOA WhatsApp Groups provide regular postings of any municipal disruptions. As a reminder, if you are not added to this group, kindly contact [admin@raptorsviewhoa.co.za](mailto:admin@raptorsviewhoa.co.za) to provide the necessary consent to receive these updates.

## Road Maintenance

A section of Tawny Eagle Road from Raptor's Lodge to the entrance of RV021 was treated with a sealant and no maintenance has been done on this section since the end of August when it was applied. The findings since have been that a hard crust has formed with little sign of wear. Slight corrugations have formed in the loose sand on top. The situation continues to be monitored, particularly the effects on this area after rainfall.

Portions of Tawny Eagle, Fish Eagle, Snake Eagle and Pygmy Falcon roads were also watered and graded with the box grader during October, to remove some of the corrugations and level the rutted areas.

## Speed Trapping

It is worth noting that most Residents are considering the speeding limits imposed on a serious basis. From the findings of the recent recordings, 6 drivers were over the limit with only one driver found to be speeding above the 36km/h mark.

## Monthly Statistics

Some statistics for the month of October that may be of interest to Home Owners and Residents alike:

3 site visits were conducted with 1 home undergoing a pre-sale inspection;

3 new build plans were reviewed and 3 alteration plans were approved;

Alterations are currently being done on 6 houses;

1 New house was approved to commence construction and 8 houses are currently in the building process.

No new projects were completed during this month.

From an administrative perspective:

5 New Property Transfers registered during September/October with 6 properties pending clearance approvals; and

12 Rental Agreements were entered into with 10 of these new Tenants and 2 movements within the estate.

## From the office

Administration is currently undergoing an extensive database review to ensure all contact, vehicle and access details of Home Owners and Residents are correctly updated on one system. A Resident Update Form is being distributed intermittently to occupants and your assistance in the completion of this one pager will be hugely appreciated.

We would also like to thank the Home Owners for their patience with the recent conversion from Pastel to the Xero accounting system. It seems that some of the problems experienced have been ironed out and we trust going forward that statements will clearly reflect balances due. Merrick Oeschger is thanked for his involvement in this rollout process.

As a reminder to all Residents when making a Payment please use the Site Number as indicated on the statement as a reference. Any queries regarding your accounts can be directed to [admin@raptorsviewhoa.co.za](mailto:admin@raptorsviewhoa.co.za) so that Vanessa Berlein can provide you with the necessary assistance.

## Board Secretary

The assistance of a Home Owner willing take minutes for the Board at its meetings held each month will be appreciated. Should you feel you have the necessary expertise, kindly contact Lovelle Henderson on 082 490 1255 or [lovelle@iafrica.com](mailto:lovelle@iafrica.com).

The requirement will be that you meet with the Chair prior to the Board meeting to draft the agenda, compile the minutes for one meeting a month and then ensure these are finalised for circulation to the Directors for approval.

## RVHOA Rule of the Month

Residents are reminded that no pets are allowed on the estate in any form, be it bird, fish, reptile or mammal- NO pets are allowed! Non-compliance with this Rule can unfortunately not be tolerated and the co-operation of all Residents is appreciated to avoid the uncomfortable necessity to enforce removal.

## 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

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

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.**