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## LETTER TO RESIDENTS - 5 APRIL 2024

Dear Residents

### Special general meeting and general estate update

On 19 March 2024 residents were notified that your board has become aware that a group of residents is canvassing support for a special general meeting to remove and replace the current board of directors. At the time we assumed that this matter would be progressed quickly so that a meeting could be convened and the uncertainty caused by this issue could be addressed decisively, one way or the other. We also assumed that this initiative would be driven by members entitled to attend and vote at any special meeting.

Based on recent information provided to the board it seems as if there is still some way to go before the residents concerned will be able to gather the required support to demand the holding of a meeting and to be confident that they will prevail at the convened meeting. It has also become clear that some of the individuals actively involved in these activities are not in fact members of RVHOA. These individuals have no financial interest in the estate. They have no interest in who the members of the board are or in the quality, commitment and experience of the board. They have no property that can be devalued and they have no rights to exercise. Despite this they appear to have no qualms in meddling in matters that are of no concern to them. This is of grave concern to your board and it is clear that steps will need to be taken to ensure that persons who engage in members' affairs have a direct and material financial interest in Raptors View and its success. Appropriate rule amendments will be considered and legal advice taken to protect your interests as members.

Your board would also like to take this opportunity to bring members up to speed with the various key initiatives and projects which are currently under way or which have been completed in the last few months. Key projects and initiatives include the following:

#### 1. Appointment of new auditors

- 1.1 Your board has run a process to identify and select new auditors for the Association. Three firms have been shortlisted and an appointment will be made this month.
- 1.2 Your board intends to ensure that the audit for the current financial year ended 31 May 2024 is completed by end July 2024.

#### 2. Management restructure

- 2.1 Raptor's View is now a mature estate with over 300 properties. It is therefore appropriate to reconsider whether the current management structure is fit for purpose. This considers both the structure itself and the role descriptions of the persons in the structure. Your *Directors: J Bellew; R Braun; C Gregory; L Henderson; M Oeschger (Chairperson); A Patten*

board is engaging with this issue in order to ensure that we get the most out of our management team, and that we create appropriate levels of authority and responsibility at each level. We hope to create greater role clarity and accountability.

- 2.2 There is still some way to go on this project and it remains work in progress but members will be kept informed.

### 3. **Security contract**

- 3.1 Members will recall that in December 2023 the contract with First Security Acquisitions (trading as Canyon Risk Security) was terminated as a result of breaches by Canyon Risk. Canine Conservation was appointed on a three month basis to allow the board to run an appropriate process to select a long term replacement.

- 3.2 An RFP was sent to prospective security providers. Responses have been received and a shortlist of three has been determined. An adjudication panel consisting of senior management and three directors will review the short-listed bids and we hope to select the preferred supplier in the next few weeks. In the interim the contract with Canine Conservation has been extended for a further month and will be extended again if need be.

### 4. **New security system**

There is a lot of misinformation doing the rounds about the new security system, much of it to do with alleged wasted expenditure. The facts are that the original system involving MyEstateLife was not fit for purpose and did not perform as represented. Negotiations with Neo-AI ensued, as a result of which a proof of concept involving OneSpace has been running for more than a month. The board will shortly be deciding whether to move to full implementation. Should this happen it is likely that the total cost to RV of the new security system will not exceed the original approved expenditure and that there may in fact be a saving. Residents will be kept informed of developments.

### 5. **Workshop**

Phase 1 of the new workshop is complete, and a saving of some R275 000 was realised against budget. This saving is enough to fund phase 2 and additional changes. The additional changes have been necessitated as our usage of certain land owned by Jordan Properties has terminated. This will mean that the wall of the dumping area will be brought back and the dumping site reconfigured. We expect to start with this amended second phase in this financial year.

## 6. **Water storage tanks**

Progress is being made on the third water tank. Architectural drawings have been commissioned and initial drafts received. It is expected that the plans will be finalized and that construction can commence in this financial year.

## 7. **Solar pump back-up for pump station 2**

Discussions with Motla are ongoing and it is anticipated that final project parameters will be determined in the next couple of weeks, with construction commencing in this financial year. Substantial savings are likely to be realized against the original approved budget.

## 8. **Ecology**

8.1 Your board responded positively to requests from members to appoint a second consultant to review the management of the ecology of the estate. A process was run which resulted in substantial alignment between our experts. Copies of the full reports were circulated to members as promised.

8.2 Now that our experts are aligned our newly-appointed eco team are actively taking matters forward. They are in the process of identifying an appropriate expert to prepare an updated management plan for the estate and to appoint qualified third parties to assist in implementation. In the interim the clearing of test sites is progressing well and these will continue to be monitored.

8.3 It is of critical importance that the entire estate is managed consistently in accordance with the management plan, and not just the common areas. Your board therefore intends to propose a rule clarifying that bush thinning and bush clearing by residents can only occur with board approval (which will only be given after consultation with and the approval of the eco team). The only exception to this will be that members must continue with bush clearing around their houses in accordance with the existing rules to mitigate against the possibility of fire damage.

## 9. **Erosion control**

The next major project that your board will undertake will be erosion control around the dam spillways and overflows and maintenance of the Hamerkop dam wall. This project will commence in this financial year. The work to be performed has been determined based on recommendations received from Thinus Potgieter, a resident and qualified engineer. It is expected that savings against the original budget will be realized on this project. The good news is that no major structural work is likely to be required on dam walls and the work will largely involve the stabilization of the soil on the walls and filling where necessary.

## 10. **Sewage spills**

- 10.1 Members remain rightly concerned about the possibility of future sewage spills, given the extremely unpleasant experience endured in September and October 2023.
- 10.2 Spills have been a reality for a number of years. Creating a buffer for the estate against spills was one of the main reasons for the construction of the Southern Cross Schools dam. The idea was that overflow would be contained within the dam and that the reed beds in the dam would help to process the waste and make the water safe.
- 10.3 This is fine for smallish spills but not for spills of the magnitude that was experienced in September 2023. Your board has been considering what the best way is to mitigate the problem. We have conducted some preliminary investigations into systems such as Wetland in a Box, but implementing such a solution is likely to be expensive and would also be unlikely to cope with a major event. Your board remains firmly of the view that the most effective solution is to ensure that when a spill happens spare parts are available and that contractors can be brought onto site within a few hours. It remains our goal to engage constructively with municipal officials to maintain awareness of the issue and to provide backup without assuming responsibility. Unfortunately criminal charges brought against municipalities and officials make them reluctant to engage but we will persevere.

## 11. **Fence and thatch maintenance**

- 11.1 Agreement has now been reached with Leadwood and Khaya Ndlovu that they will pay their pro rata share of fence repairs. This project will commence in the coming weeks.
- 11.2 The thatch roofs on the two pump stations are being repaired/replaced, as is the thatch on the entrance gate.

## 12. **Date for annual general meeting**

Your board has tentatively set 19 October 2024 as the date for the next annual general meeting.

Finally, we would like to remind members that formal communications from the Board will only be sent by email or on an RVHOA Official RVHOA bulk messages WhatsApp group. The Raptor's Views WhatsApp group is not endorsed by the board and the board is not responsible or accountable for material published on that group.

Your board will keep you updated as these projects progress.

RVHOA board

5 April 2024

*Directors: J Bellew; R Braun; C Gregory; L Henderson; M Oeschger (Chairperson); A Patten*