

Newsletter July 2022

Fire monitors

Unfortunately we have had no response to our request for additional Fire Monitors for Section 1 and 2. The Fire Monitor's duties include the following:

Immediately on receiving a call from an owner, 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.

- Notify the Estate Manager, security, Farmwatch and the Hoedspruit fire department.
- Sound the alarm.
- Arrange for help from other local houses.
- Notify adjoining house owners of fire in case of the fire spreading.
- Fire Monitors will be issued with a list of all the house numbers in their relevant section.
- If necessary, request assistance from the Airforce base.

Fire Monitors are not expected to fight the fire. It is a liaison function between Management, the owner and neighbours..

Should you be willing to assist with this important function, please make contact with the office.

There has been a request from the current Fire Monitors to create their own WhatsApp groups for the respective sections. If you wish to be added to your section's group, please send a WhatsApp to 0716752525.

Rainfall figures

The following rainfall has been recorded at our three stations on the estate in July 2022.

	'21 / '22 season totals	July '22
Contractors' gate	616	4.5
Pumpstation 2	630.25	3.5
Phase 3	616.1	2

Rainfall is measured and analysed according to growing seasons (July to June) and not based on the calendar year.

Fibre connections

The Openserve FTTH (Fibre To The Home) network are Open Access and served by all ISPs who currently offer services on Openserve's national fibre network (see <https://openserve.co.za/open/isp-partners>). The choice of ISP is the prerogative of individual homeowners.

Members signing-up for a fibre package through an ISP, are responsible for the installation of a trench and conduit sleeving, from the FTTH network to their home. Openserve will run the physical fibre cable, that connects homes to the network, through this sleeving. Homeowners can utilise their own labour for this installation, or use an electrician or contractor of their choice. In some cases, it might be possible to install the fibre cable through any existing Telkom conduiting to their home.

Below please find contact details of OpenServe representatives:

Charles Mushakwe 0815346597 charlesm@telkombroadband.net

Prisca Chako 0677376083 priscac@telkombroadband.net

Noxolo Ncube 0685501269 noxolon@telkombroadband.net

Michael Ncube 081 578 6221 ncubem3@telkom.co.za

Contractor registration

Residents requiring the services of a contractor on the estate are to please consult the list of contractors that are registered with the estate.

We are receiving an increasing number of contractors from out of town wanting to do work on the estate that are not registered with Raptor's View. They arrive at the Contractor's Gate and are refused access. They also do not possess the necessary SAPS screening documentation required for allowing temporary access.

Please inform any contractor that you may wish to utilise, prior to their arrival, of the necessary security protocols, as they will not be allowed access without the required documentation.

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

Dead trees posing a danger to your property?

Just a thought..... perhaps you have a dead tree that, yes, is a lovely feature, but it may also pose a threat to your property. Keep an eye on them and be aware if they show signs of leaning. Knob thorns particularly can go over with a high wind as they have a very shallow root system. In the example below, the tree was felled before it came down on an area that could have caused damage to any vehicle parked in the visitor's parking spot. Another had to be dropped just before it fell on a storeroom and carport. The office may be approached to help with this and they work on an hourly rate per worker to do so. A private professional contractor may also be used, especially if there is a possibility of imminent damage to property.



Management are also asking everyone to please keep an eye open for polyphagous shot hole borer. There were old signs of the borer towards the top of this tree.

Below are links to interesting articles on the spread of the polyphagous shot-hole borer beetle in South Africa and the impact it has had, and is having.

<https://mg.co.za/environment/2021-12-12-tiny-shot-hole-borer-beetle-is-causing-big-problems/>

<https://www.farmersweekly.co.za/crops/field-crops/protecting-south-africas-trees-from-the-shot-hole-borer/>

Berlin 39 – The new extension to Hoedspruit town

By now most people will have at least heard about it. Some are dead against it. Some understand the need. For anyone looking for some bedtime reading, the report that was promised at a public meeting towards the end of May has recently been released.

A copy of the draft scoping report is attached to this newsletter and it makes interesting reading – all 159 pages of it.

Lizmari Wolmarans, who is coordinating feedback from residents, has done a tremendous amount of work in summarising the document as well as putting together a group called “Hdt Township Concerns”. They will be submitting a formal response to the initial report. By the time this newsletter goes out, a further residents meeting will have been held and any concerns not noted in the existing documentation will be added. Later on in the process, there will be a need for experts to step up and keep the municipality in line and accountable. There are various areas that have been identified such as water reticulation, electricity supply, road access, infrastructure, and security which need to be addressed. Suitability of soil types, open areas, etc. are also going to need to be investigated and commented on in detail. It is only by all standing together on this, and holding our Municipality accountable that we will ensure that Berlin 39 upholds the standards of safety, security and charm for which Hoedspruit has become known.

A few interesting facts: Maruleng has a population of 94 857. There are 14 separate wards that make up Maruleng Municipality. We are the smallest municipality in the whole of the Mopani District. In 2011, 83% of people lived below the Household Subsistence Level (R38 400 or less per household per annum) (Figures based on Census 2011 data quoted in the draft scoping report)

River braai planned for 10th September

We hope to see as many people as possible at the River Braai this year. After a few years of absence, this is going to be the social event of the year.

Management will provide the braai fires and tables and residents are to bring their own meat, salads, drinks and snacks. Help will be on site to assist in carrying folding chairs and cooler boxes down from the parking area. Directions and further details will be provided in the next newsletter.

Information evening planned for 11th August

An open invitation is extended to all residents, be they owners or tenants, to attend the information evening. The venue will again be the RVHOA offices, upstairs, and it is scheduled to start at 18h00. More details to follow.

What to do when coming across a scrub hare on the road at night

The two latest fatalities should not have occurred. It is not only about speed but also about the hares being blinded by the car lights. They become completely disorientated. The only way to help them get out of the way safely is to switch off the lights completely and wait for them to move off. Because they were blinded initially, this may take a few minutes. Keep the vehicle completely still in one place and then switch on just the parking lights for a few seconds to assess where it has moved to. Repeat as necessary.

Solar project

The Board has had discussions with Motla Engineering who were involved in the electrical infrastructure upgrade on the estate in 2014/2015. Motla advised that they do not foresee any fundamental technical challenges relating to members being able to feed electricity back into a localised grid (not back to Eskom)

Feasibility studies will be conducted using a few households that currently have solar equipment fitted and whether the option of being able to feed back into a localised grid can be accommodated and what apparatus would be required to monitor the usage.

Markers on the sides of the road

Following the amazing work done on our roads, management have placed markers as can be seen in the picture below. They are using these markers to monitor certain aspects of the road surface as well as the distance that they remain from the edge. We appeal to everyone passing by, especially children, not to move them as this will distort their findings.



Network coverage

With the onset of load shedding by Eskom in July, many residents were affected by poor or no cellphone network coverage. We believe this has to do with the network service providers not being able to recharge the backup batteries sufficiently when the power is actually on. It may also be related to older backup batteries not holding their charge sufficiently. Unfortunately there is nothing that we, as customers, can do, other than contact the relevant service providers.

The poor signal affects access to the estate as well, as the access control system (Combs Communication) makes use of Vodacom as a service provider. If the signal is poor, residents may not be able to get a TAP code from the main gate intercom access system. Should a TAP code not be forthcoming from the system, the visitor can punch in the stand number on the intercom, and the resident would answer the call and press 9 on their phone to open the boom.

Management and the Board are investigating alternative access management systems which should resolve this problem.

New Administration Manager

Welcome to Vanessa Berlein who was appointed as the new Administration Manager after Danni's resignation. Vanessa has vast financial and accounting experience, having been involved in business management, accounting services as well as managing a personal business. Vanessa moved to the Hoedspruit area just over a year ago, having previously worked in Nelspruit and then based in Cape Town. Vanessa is an old Hoedspruiter, having grown up in the area. We wish Vanessa many happy years with Raptor's View.

Gordon's HOA short course

Gordon has recently completed a ten week short course certificate in Home Owners' Association Management through the University of Cape Town, in conjunction with Paddocks. The course covered the following topics:

Basic Principles of Home Owners' Associations; Design and Formation of an HOA; Governance Documentation; Members, Meetings and Decisions; Financial Management; Finances, Accounting Disclosure and Auditor; HOA Administration; Remedies; Business Rescue and Termination of an HOA.

The course was sponsored by Raptor's View Home Owners Association.

Gordon passed with flying colours – Congratulations!

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. Mkhebela, 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.