



P O Box 1502
Hoedspruit
1380

Tel. 015 793 0267
Fax. 086 684 0514
Email. rvhoa@mweb.co.za
www.raptorsview.co.za

Residents Handbook

Welcome to Raptor's View Wildlife Estate! This document contains information relevant to daily living on the estate; please see our website – www.raptorsview.co.za for further information on the estate, Hoedspruit and surrounds.

Important Contact Information

Office

Our office is located at # 14 Safari Junction, and is open 08.00-16.00, Monday to Friday.

The office for contractor queries is open from 09.00-13.00, Monday to Friday.

Phone: 015 793 0267

Email: generalmanager@raptorsviewhoa.co.za – James Cary

admin@raptorsviewhoa.co.za – Vanessa Berlein (Admin & Finance)

info@raptorsviewhoa.co.za – Wilna Mew (Contractors)

After hours and emergencies:

Duty manager: 071 675 2525 (voice and WhatsApp)

Suggestions:

Any resident who has a suggestion to improve the estate is requested to complete to download and complete the template on the footer of the website and email it to suggestions@raptorsviewhoa.co.za

All suggestions are logged, and receipt will be acknowledged. Once each suggestion has been considered the resident will receive a response detailing the outcome of their suggestion.

Directors:

Any correspondence that is for the attention of any of the directors needs to be sent to:

Email: directors@raptorsviewhoa.co.za

Medical Response – 072 170 0864 (Pieter Papsdorf)

As part of our levies Raptor's View residents, visiting friends & family and domestic workers have access to the Hoedspruit Medical Rescue service 24/7 on the estate in the case of a medical emergency.



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Access

Residents

Residents need an access card (obtained from the office) which is used as a swipe card for entry and exit at the main gate.

Visitors

Visitors need to enter the stand number to be visited on the keypad at the gate, the intercom connects to the resident's registered cell phone number and he/she presses '9' on their cellphone to raise the boom.

Or an entry & exit code can be obtained in advance by the resident sending a sms 'tap1' to the access control number - 076 302 8380. A 5 digit entry & exit code is sent back by sms and this code is entered into the keypad at the gate to raise the boom.

If more than one exit code is required the sms should be 'tap2, 3 or 4' etc. The maximum is tap 5, so if more than 5 exit codes are needed a further sms will be required. Codes expire at midnight of the day obtained.

The boom has a 5 second delay before closing so please ensure you drive through in good time. Please do not tailgate and enter or exit with the previous car as this not only leads to gate and/or vehicle damage but also puts our security system at risk.

Extended Stay

Extended stay cards for visiting friends and family can be applied for through the Raptor's View office.

Contractors

All contractors and suppliers are required to enter the estate through the contractor's gate and have the necessary security clearance for their workers and drivers. Contractors must be pre-approved by the Home Owners Association.

Board of Directors & Sub-committees

Our estate is run by a board of directors (who are in turn supported by various sub-committees) elected by the Home Owner's Association (HOA) for a two year period.

The current directors are Merrick Oeschger (chairperson), Lovelle Henderson, Richard Braun, Chris Gregory and John Bellew.

Communications

- A monthly news bulletin is emailed to update residents on current estate events.
- We have a bulk SMS service from the office for emergency notifications – usually relating to power outages, fires, causeway flooding or exciting wildlife sightings – like leopard and wild dog!

Domestic, Gardening, Pool and Other Services

Please see our website for a list of contractors in good standing with the home owners' association.

Refuse Removal

Domestic waste is collected every Thursday and there is a nominal charge for this service.

Refuse bags awaiting collection must be placed in an animal proof bin; the farm manager and his team can assist with the animal proofing of bins.

We actively encourage recycling and coloured bags (available from the office, again at a nominal cost) are used for the recyclables; black bin bags must be used for wet (and other non-recyclable) waste.

Recycling

Items for recycling include:

- Paper (cardboard, newsprint, magazines) tins (beer & drinks cans, tinned food cans)
- glass bottles & jars polystyrene (vegetable & fruit punnets)
- plastics - hard plastic (plastic pipes, cleaning/detergent bottles, yogurt containers, shampoo bottles etc.)
- soft plastics (carrier bags, shrink wrap, bubble wrap)

The recyclables do not need to be separated out.

Items **NOT** for recycling include:

- wet waste (foodstuffs, disposable nappies)
- wood, material, silicone, batteries, light bulbs & fluorescent tubes, printer cartridges, electronics, screws & nails

Our recycling is collected weekly by SkipGO and taken to Gadifeli Waste Reclaimers, a recycling yard, near the Municipal London landfill site in a joint initiative with Kruger 2 Canyon Biosphere.

Cardboard boxes are either collected by a recycler from Phalaborwa for baling or taken to Gadifeli Waste Reclaimers.

Fox Metal Recycle is at the Driehoek Business Center (R527) just outside town and they take most household steel items – fridges, stoves, washing machines etc.

They also take car batteries and large lithium (inverter) batteries.

There is currently no recycling option for electrical waste or domestic batteries in Hoedspruit.

Rules

Our full homeowner and building rules are on our website but the most salient ones are reiterated here:

Speeding – our speed limit is strictly 30km p/h.

Please adhere to this limit – not only is speeding a danger to the walkers & cyclists (and children) on the estate but there are also many vulnerable small creatures on the roads – snakes, chameleons, squirrels, birds etc.

No overtaking is allowed.

Domestic Pets – no pets are allowed on the estate.

This is to prevent interbreeding with our indigenous wildlife populations, and because domestic pets can spread diseases to which our wildlife has no resistance.

Feeding of Wildlife – this is not allowed.

Feeding not only disturbs the natural foraging behaviour of the animals concerned but creates a dependency in those animals to being fed. This in turn leads to them becoming habituated and unafraid of humans. In particular monkeys, baboons, warthog and nyala very soon become a problem - creating havoc and damage to property.

Firebreaks – a area of 20m around the house must be maintained annually.

This is a safety precaution that includes grass cutting, some bush clearing and trimming of trees that are particularly close to the thatch roofs.

Drones – no drones are permitted to fly over the estate.

Indigenous Plants – no exotic plants can be grown on the estate.

Invasive and exotic trees and plants quickly become a huge problem for an estate like ours. Many of these introduced species are extremely aggressive and very quickly “take over” from the original habitats. Not only does this rule make obvious sense to protect our environment and animals but there is now country wide legislation in place requiring land owners to remove invasive plants to avoid prosecution.

Noise & Light Pollution

Raptor's View is a tranquil, quiet wildlife estate and we request that all residents respect this quality of life and keep noise to a minimum. Every consideration should be given to making sure that your lighting does not impact on your neighbours especially in boma and braai areas. No Spotlights are allowed.

Building

The building rules & guidelines on the estate include - that houses may only be single story, within a 15m radius of the central plot peg, have thatched roofs and the exterior walls to be one of a choice of 3 specific colours. All additions and alterations require approval from the RVHOA building committee.