

Newsletter

March 2025



Here's what has happened in the last few months and what's to come!

We would like to update residents on the ongoing efforts of the RVHOA Board as we await the appointment of a new Estate Manager. During this period, Board Members have remained actively involved in advancing previously identified projects, while management has worked collaboratively to ensure that the estate's daily operations continue as usual.

In terms of estate projects, the Board has undertaken several key initiatives, with progress being made across various portfolios.

Under the leadership of Chairman Chris Prinsloo, the Board remains committed to maintaining stability and continuity, ensuring that Raptors View continues to be a well-managed and thriving estate.

We are pleased to share a brief summary of these initiatives and the work being done to support the long-term well-being of the community.

Raptors team x

In this newsletter you can expect:

Board & Management Updates

Resident Matters

Stats Update

Ecology

Upcoming events

Interesting Facts

Board Updates



Human Resources

Charlotte Sullivan has been instrumental from an HR perspective and has played a key role in the upliftment and empowerment of staff by reviewing employment benefits and the general staff working conditions within the HOA.



Communications

Michelle Bishop, communications Director, has identified key events in the calendar year, to facilitate meaningful social interactions among residents. Michelle has been actively working on a strategic approach to elevate the estate's brand and reputation, through clear and consistent communication, enhanced digital engagement, and community-driven initiatives. The focus is also on ensuring that residents remain well-informed and actively engaged.



Security

Merrick Oeschger has been involved behind the scenes with ironing out the NEO-AI technical matters and glitches at the main gate and Gordon, assisted by Michelle Pike, has been instrumental in the overall enrolment of Residents onto the One Space System.

Merrick along with John Bellew assisted Vanessa Berlein with consolidating the cumbersome Property Practitioner Annual Renewal process for 2025. The formalities were finally concluded by 28 February with the transition of the estate agents onto the One Space System taking place during Phase 4 of the One Space roll-out.

Points to note on One Space

- If you have not enrolled as yet, a cut off date will be communicated in due course and attached please find as reminder, the Step by Step Guide drafted by Management to assist making the upload as user-friendly as possible.
- Please ensure that you also refer to the Side Notes that provide key steps to proceed in the enrolment process.

Board Updates



Infrastructure

Trish Scaife has been phenomenal in driving the Capital Projects that were identified in the previous financial year as a deliverable for 2024/5. In the past three months, the Battery Back Up build identified at Pump Station 2 is finally complete. Both phases of the Workshop build were concluded and signed off in January 2025. Trish has been instrumental in fulfilling the obligation on the Roads project and ensuring this was actioned and executed. This continues to be a work in progress with the recent rainfall causing extensive damage that the Board is currently addressing as priority.

In so far as Builds are concerned on the estate, be it new or alterations, the internal procedure has been streamlined to ensure a smooth transition for home owners from site hand over to final site hand back and approval. Members are urged to familiarise themselves with the estate Home Owner, Contractor and Architectural Rules, read with the Memorandum of Incorporation (MOI), before they commence with any Build project to ensure compliance and avoid unnecessary fines.

Liesl Erasmus has played a key role in the Alternative Roofing Committee with an Information Evening and a presentation made virtually and in person to homeowners on the various options, before this was put to the Vote on 14 February 2025. Voting for Special Resolutions approving the amendments to the Architectural Rules closes on 14 March 2025 and home owners are urged to ensure that they are in good standing with the estate and that their vote is submitted timeously. We thank Liesl, Trish, the sub-committee members and yourselves for the participation in this vote.

Legal



John Bellew, with legal representation by Truter Jones, has provided extensive legal insight into key projects on the estate over the past three months. This includes the amendments to the Memorandum of Incorporation (MOI) and Rules. John has also consulted with the Information Regulator ensuring the finalisation and approval of the RVHOA PAIA Manual in compliance with the Promotion of Access to Information Act 2 of 2000 ("PAIA") and to address requirements of the Protection of Personal Information Act 4 of 2013 ("POPIA") and we thank John for his time and involvement in these matters of the Board. Please refer to the website for these uploads: www.raptorsview.co.za



Above: The following estate staff completed their 10 Year Service on 1 January 2025 and were recognised for their valued contribution. Thank you to Morris Khoza; Reuben Mashile; Clive Manzini and Bootjie Maoko.

Raptors Team News

The new Estate Manager, Ryan Roodt as previously communicated, commences employment on 1 May 2025. The Board, Management and Residents look forward to welcoming Ryan to the team and his involvement in Raptor's View Wildlife Estate.

The resignation of Chris Gregory was noted in January, as Director Finance with this portfolio assigned to Chris Prinsloo, in the interim. . Chris has, since coming on board, played an enormous role in improving our financial governance, sorting out issues with the prior auditors, selecting new auditors and clarifying and documenting the relationship with Bushveld Accounting. As a board we owe him an enormous debt of gratitude and are extremely sorry to see him leave. We thank Chris for his service and wish him all the best for the future.

Dirk Lourens has also extended a resignation with his last day being 31 March 2025. The Board and Management thank Dirk sincerely for his valued contribution to the estate over the years and we wish him success in his future endeavours. Please contact the office if you would like to make a donation towards a gift for Dirk.



Management Spotlight

Gordon Breetzke has been integral in general estate management and Vanessa Berlein in the overall office administration and financial matters, ensuring that key day to day activities are addressed with business proceeding as usual. With the Annual Contractor Renewals 2025 taking place 28 February 2025, Wilna Mew has been instrumental in streamlining this process and ensuring all contractor access requirements to access the estate have been met. The feedback from Residents has been most supportive and we are hugely appreciative of your co-operation and support during this transition period.

Interesting Statistics December 2024 to February 2025



Pending new property transfers

5



Properties registered

10



New tenant rental agreements

35



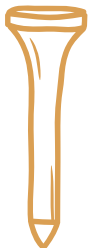
Existing leases extended

9



New houses

6



Applications for peg moves

0



Renovations currently underway

8



*Above: Red Faced Cisticola, Raptor's View Wildlife Estate, Hoedspruit, Limpopo.
Photo credit: Derek Keats, RVHOA Member*

The recent and ongoing Ecology communication from Brenden Pienaar, Ecology Director, on all his initiatives, providing regular updates on the extent of his involvement and level of professional expertise, goes without saying.

Environmental Management Plan

Following an unforeseen delay, Ecoleges Environmental Consultants delivered the final draft of the Raptor's View Wildlife Estate Environmental Management Plan (EMP) earlier this month. It is currently up for review and can be accessed [here](#) (link). The primary objective of this project was to revise and update our previous EMP, which was produced by Dr Peel more than 14 years ago (2011). The baseline document has been expanded and reformatted to make it more holistic and inclusive by developing it within the Wealth Economy Framework (WEF), suitably embedding the latest industry standards.

"The new document is valuable because it creates context for our position within the greater bioregional landscape. It also clearly lays out the conservation parameters within which we are obliged to manage Raptor's View and provide Key Performance Areas and Standard Operating Procedures for measurement and management." - Brenden Pienaar (Eco Director)

The Environmental Management Plan and Annual Plan of Operations (management's guide to practical application) makes clear reference to one another. However, further refinement will be found in their first iteration. The document will be released for member's comments as soon as possible.

Annual Plan of Operations - Members Comments

The board has noted concern amongst members surrounding the Annual Plan of Operations' (APO) recommendation to close bird baths and private water points. This recommendation is not currently being contemplated by the board, as there are matters of greater priority on the ecological front. The issue does however surface again in the new EMP. We are aware that this is a contentious issue and any proposal that may in future be put to members will be debated and discussed before being submitted to a vote. This is not an issue on which the board can act unilaterally. Any change to the current rules pertaining to bird baths will need to be approved by members by special resolution.



Sewage Spill

Unfortunately, we are once again on the receiving end of an overflow from the Maruleng Local Municipality sewage station. Consequently, untreated sewage entered Southern Cross Schools and Raptor's View properties via the tributary that feeds the School and Osprey Dams.

Regrettably, water sample test results indicate disease causing pathogens (including E.coli) in all samples. Furthermore, it is important to note that the Southern Cross Schools Dam is currently not compliant with irrigation water quality guidelines.

Section 151 of the National Water Act provides a legal basis for the Department of Water and Sanitation (DWS) to lay charges against municipalities that have not been addressing polluted water resources. In this regard, Mopani District Municipality (MDM) has received an initial warning from DWS at an administrative level, which subsequently received further sanctions. Therefore, should MDM not deliver a solution to the situation that is 1.) sustainable, 2.) has a financial plan signed-off by the finance director of MDM, and 3.) not satisfactory to DWS and Raptor's View residents by the end of the month (28 February 2025), the case will be escalated to 'criminal' status. We will provide a further update as soon as possible.

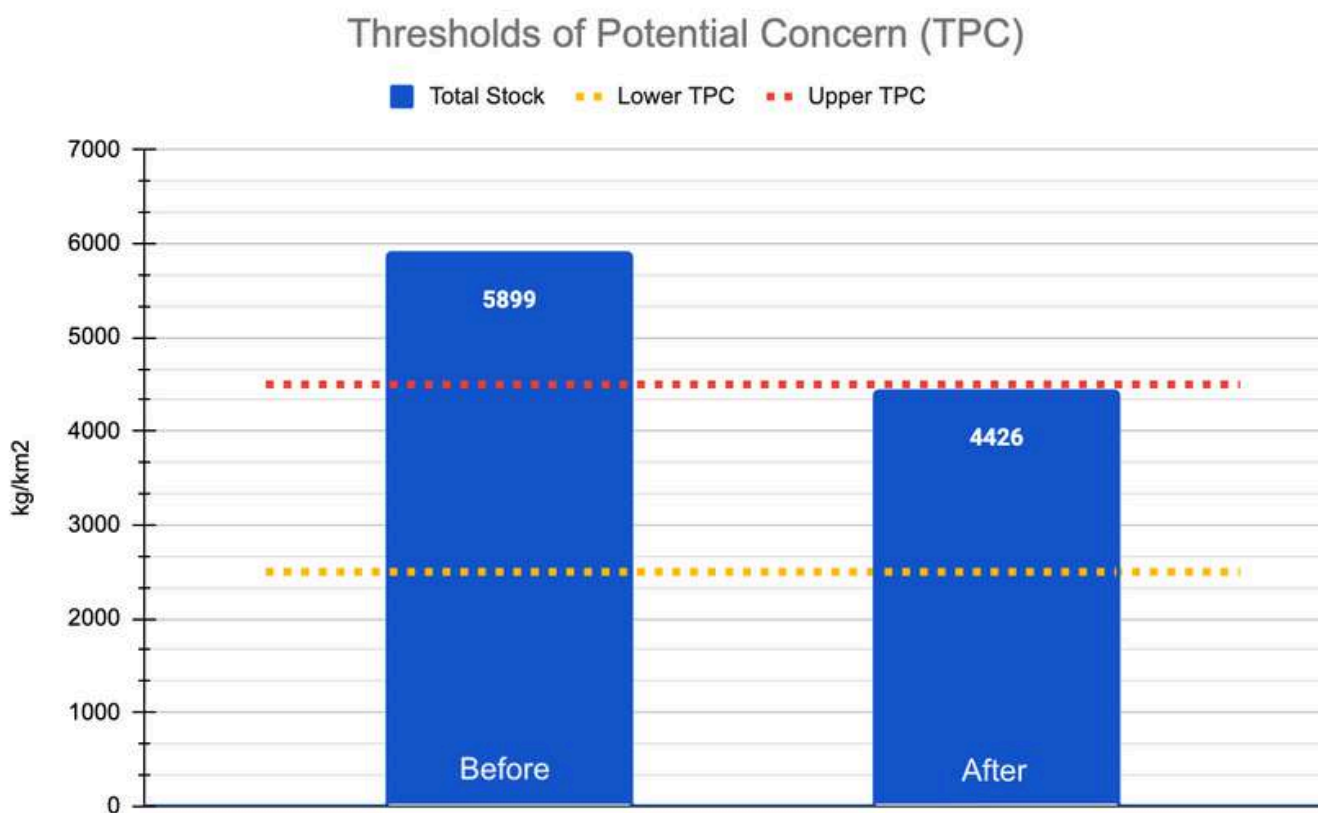
Wildlife Management

The 15th Annual Ecological Report for Raptor's View (Peel 2024) <https://raptorsview.co.za/wp-content/uploads/2025/01/RaptorsEXECMO24v1.pdf> highlighted that we have a severe grazing shortage. In fact, we have had 'limiting' resources for grazing species for 7 out of the last 9 years (80%).

In other words, we had too many animals for Raptor's View to sustain. Our total animal biomass had moved beyond the upper Threshold of Potential Concern (TPC) of 4 500 kg/km² to 5899 kg/km² by the end of September 2024 (before the calving season).

Therefore, we removed a total of 117 animals (Impala, Kudu, Nyala, Warthog, Waterbuck and Zebra - all males) from Raptor's View. The removal project accounted for 25% of the total animal biomass and pulled our stocking rate back down below the upper TPC (below).

More variable rainfall, driven by global change, places a premium on good grass composition and cover to avoid increased run-off and accelerated soil erosion during extreme events. It is for this reason, and for a lower dependence on the feeding programme, that we are prioritising the rejuvenation of our grass layer by removing animal biomass and woody encroacher species.

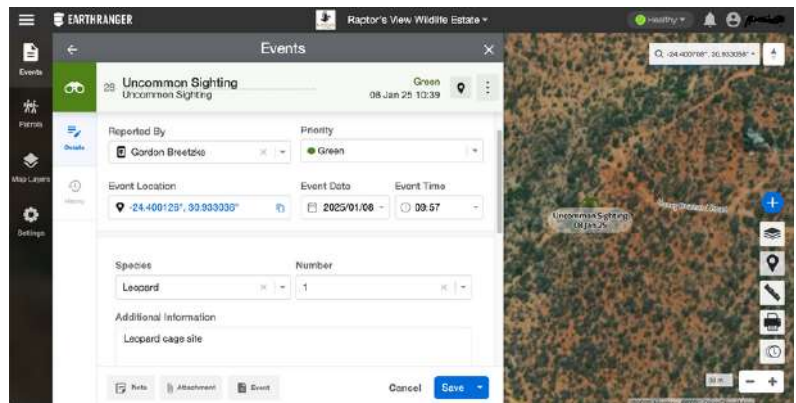
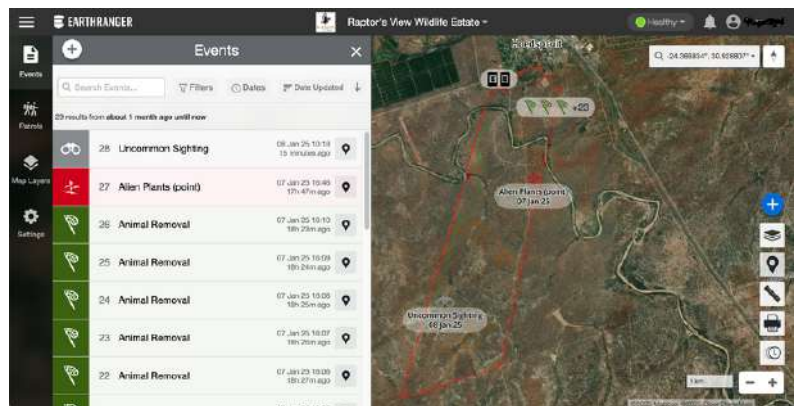


Earth Ranger

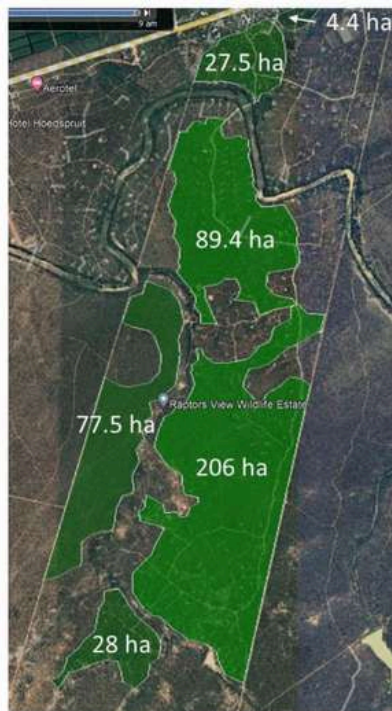
Raptor's View ecological management has gone digital. During the past three months, we have engaged with EarthRanger to build data models that are specific to our environmental management needs. EarthRanger is a software solution that aids protected area managers, ecologists and wildlife biologists in making more informed operational decisions for wildlife conservation.

<https://www.earthranger.com/>

We cannot manage what we don't measure. Therefore, we have opted for a real-time data management solution. Managers can now report and manage 'events' from their position in the field using their smart devices. See facing images.



Plant Community 5: Dense woodland.



- ✓ Dense woodland1 - 98.4 ha
- ✓ Dense woodland2 - 77.5 ha
- ✓ Dense woodland3 - 206.0 ha
- ✓ Dense woodland4 - 28.0 ha
- ✓ Dense woodland5 - 27.5 ha
- ✓ Dense woodland6 - 4.4 ha



Rainfall Statistics

As at the end of November to beginning December 2024, the Bush was extremely and alarmingly dry with no water left in any of the dams and trees left completely bare. The extensive heat and gruelling conditions took a toll on the animals, with game feed substitutes resulting in a spend of R355,282 as at the end of February 2025.

RVHOA Rainfall	JUNE - NOV 2024	DEC 2024 - FEB 2025
Contractor's Gate	88.5 mm	271mm
Pump station 2	106 mm	301,5 mm
Phase 3	99 mm	323,7 mm



Before and After

The transition of Raptor's View after the December African Rain was notable with a few before and after pictures taken by one of our home owners'- Trevor Jooste (Thank You! 😊). These were taken on his property and shared in social media at the end of November/beginning of December, showing the before and after effect of the first rainfall on our bush in the span of a week:

Bush Thinning

As we have now completed the road verge thinning on Raptor's View (9 ha in total), it's time to start thinking about our next target area. Our Annual Plan of Operations and detailed Vegetation Map suggests that we focus on Plant Community 5, subset vegetation type Dense Woodland (448.1 ha). We will keep you informed as soon as a starting point has been identified as bush thinning will be one of the priorities for the second and third quarter of 2025.

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Raptor's View Wildlife Estate after the rains, Hoedspruit, Limpopo. Photo credit: Trevor Jooste, RVHOA Member.



Resident Matters

Refuse

RVHOA currently collect refuse on a Thursday anytime from 07h00. Resident are reminded to place recyclable waste into the Red or Green Recyclable bags that are available from the HOA office at R50 for a 20 Bag pack.

Residents are also to be mindful of the waste material left out for days on end as the HOA staff collecting waste are faced with a maggot filled mess and stench that can be unbearable during the heat of the day. Consideration is being given to the option of outsourcing the waste collection service and further feedback will be provided, in due course. The intention is also to commence a recycle drive as an environmentally conscious estate, with the appointment of the new estate manager a mini-recycling point could be considered at the Contractors Gate.

Respect

A few Residents have raised concerns relating to respect, whether it be for roads and the rules or properties and privacy.

With regard to the Roads, notable reference is made to disregarding the Islands and cutting corners particularly at Black Kite Crescent where near accidents have been avoided. The Board is aware of the road conditions down this end also being a contributing factor and while this is being addressed, Residents are urged to respect the Rules. The matter of speeding has once again been highlighted and fines will be issued to ensure that adherence to the limit is enforced.

Residents residing on the riverbeds have raised concerns regarding people walking and socialising in these areas with disregard to their property boundaries and we are urged to be mindful of space and privacy.



Speeding

As a follow-up to the speeding notice sent out earlier this week, we would like to reiterate our commitment to maintaining a safe and harmonious environment for all residents, visitors, and wildlife. Speeding within Raptors View remains a serious concern, posing risks to drivers, pedestrians, cyclists, joggers, and children who frequently use our roads and walking areas.

Excessive speed also accelerates the deterioration of our gravel roads, leading to erosion, potholes, and dust pollution, which negatively impact the overall quality of our estate. To ensure compliance, we will be increasing enforcement of the 30 km/h speed limit and reviewing our current fines where necessary. We kindly urge all residents, service providers, and visitors to adhere to this limit at all times. By driving responsibly, we can enhance safety within our community while preserving the integrity of our roads.

Your cooperation is greatly appreciated.

RVHOA Upcoming Event

Easter is a time for joy, family, and community, and we're excited to celebrate with a special event for the children of Raptors View Estate! Join us on Saturday, 19th April 2025, for a fun-filled Easter activity designed to bring smiles and excitement to our young residents. There will be plenty of laughter, some tracking, and of course, a special Easter surprise waiting to be discovered! We look forward to seeing the children come together for a memorable morning of festive fun. Don't miss out on this wonderful opportunity to celebrate Easter with friends and neighbours!



The poster features a central white rectangular area with text, flanked by two vertical decorative borders. The left border has a yellow background with grey paw prints and various colorful Easter eggs. The right border has a yellow background with white daisies, a bee, pink bunny ears, a butterfly, and more Easter eggs. At the top center is the Raptors View Home Owners Association logo, which includes a silhouette of a raptor and the text 'RAPTOR'S View Home Owners Association'.


EASTER
*Join us for a
fun activity
for the kids*
SATURDAY 19 APRIL
Meeting point at 07:30
Ardvark Trail parking area
Time: 07:30 - 09:30
Date: Saturday 19th April 2025
RSVP: Please let the office know
or message Michelle on
0836411972 before 15 April



Be like a dung beetle !

I am sure you have seen these little chaps around Raptor's, Dung Beetles. They are incredible little creatures that have an important job. That is one of cleaning up after other animals. They fly around finding dung and disposing of it. This is done by rolling it away. Often you will see them rolling a ball of dung down the road or through the bush. They feed on this dung and they also lay eggs in the dung and bury it and when the eggs hatch the young eat their way out. There is somewhere between 7000 to 8000 different species of dung beetles worldwide. The largest dung beetles are species of the genus *Heliocopris*, which can grow to be 70 millimetres long. The horned dung beetle, also known as the Rhino Beetle (*Onthophagus taurus*) is considered the world's strongest insect. It can pull up to 1,141 times its own body weight. When you pick up a dung beetle you will notice that there are often little "googa's" mites under their bodies and around their mouth parts. These are known as Phoretic mites.



How do phoretic mites benefit dung beetles?

1. *Reduce maggots*: Phoretic mites eat fly eggs and nematodes that consume dung, leaving more for the beetles.
2. *Symbiotic relationship*: The mites and beetles have a symbiotic relationship where both benefit.

How do phoretic mites travel on dung beetles?

1. Phoretic mites are too small to travel on their own, so they hitch a ride on the beetles.
2. The mites are transported when the beetles fly to new dung piles.

These are beautiful little creatures that come in a wide variety of shapes, sizes and colours. So keep your eyes open and take the time to watch these guys work, it will be time well spent. Please remember they are important to us and the environment, so please watch out and don't drive over them.