

RV NEWS BULLETIN

MARCH 2014

1. FLOODING OF THE CAUSEWAY

In recent years, we have seen the flooding of the causeway almost becoming an annual event. This year on two occasions we have been in the position whereby some members could not cross the causeway. Although this only happens occasionally, we understand the needs of residents to have access to town. For this reason we will pursue alternative methods to provide access and assistance to residents when the causeway is flooded. We will also be reinstating causeway markers along the edge of the causeway to indicate the depth of the water and the edge of the causeway. In the event that we feel vehicles should not cross, we shall barricade the causeway for residents own safety.

THANKS TO OUR NEIGHBOURS

We would like to say thank you to all our neighbors that assisted us with access over their property during the flooding of causeway.



RV PREDATORS



2. RAPTORS VIEW PREDATORS

During the month of March there have been a number of predators on the estate. Not only do we have the occasional leopard, but a crocodile has been sighted in the Sandspruit. There is also a pack of 4 Wild Dogs roaming the estate and tracks of Hyena have also been seen. Although the likelihood of being attacked by these animals is remote, we urge you to be aware of the predators and to be cautious about everyone's safety, especially with children and staff members.

We have also had a report of a jackal displaying unnatural behavior. The risk of Rabies exists and has occurred in the greater Hoedspruit area. If you notice such behaviour please contact Byron immediately.

3. ENVIRONMENT

3.1 Environmental audit

We have had an environmental audit conducted on Raptors View to ensure that the development is in line with our ROD and National Environmental acts. This was done by Terra Nova Conservation Services. One of the issues which was pinpointed, was the construction of a dam wall on the School property in a drainage line that flows into Osprey Dam.

The dam wall along the drainage line, close to the Southern Cross school was built between 2008 and 2010. This dam was built to attenuate high volumes of storm water emanating from the town of Hoedspruit. However, it was built without the required approvals at the time. As such an Environmental Rectification Application was required for this dam. The application was compiled and submitted to the Limpopo Department of Economic Development, Environment and Tourism (LEDET) in late March 2014. This application will be subject to a S24G process in terms of NEMA (National Environmental Management Act (107 of 1998)).

As part of this process a full Public Participation Process (PPP) will be required and as residents of the estate this process involves you. Attached to this bulletin is documentation giving further information on this process in the form of a Background Information Document (BID) as compiled by the appointed Environmental Practitioners, which forms the initial phase of the PPP. If you wish to comment on the process and or on the report when it is compiled and available, please contact the Environmental Practitioner whose details will be included in the BID.

BACKGROUND

In terms of the National Forests Act of 1998 certain tree species (types of trees) can be identified and declared as protected. The Department of Water Affairs and Forestry followed an objective, scientific and participative process to arrive at the new list of protected tree species, enacted in 2004. All trees occurring in natural forests are also protected in terms of the Act. Protective actions take place within the framework of the Act as well as national policy and guidelines. Trees are protected for a variety of reasons, and some species require strict protection while others require control over harvesting and utilization.

3.2 Removal of mature trees

If one goes back to the drawing board and contemplates the reason for buying into a Wildlife Estate, one of the major reasons should be for the love of nature and all aspects thereof. Our own rules are evidence of this. We have had an increased amount of requests to cut/trim/remove well established trees in order to improve the view towards the mountains. We will not consider this unless there are potential threats of damage to your building structure, caused

by any trees. In the event of large established trees having to be cut down, we will require that replacement indigenous trees be planted. 3 of which, must be at least 2m tall in order to increase their survivability.

We would also like to remind you that our bush clearing activity is targeted at removing encroaching species selectively.

PROTECTION

In terms of the National Forests Act of 1998 forest trees or protected tree species may not be cut, disturbed, damaged or destroyed and their products may not be possessed, collected, removed, transported, exported, donated, purchased or sold - except under licence granted by the Department of Water Affairs and Forestry (or a delegated authority).

Applications for such activities should be made to the responsible official in each province. Each application is evaluated on merit (including site visits) before a decision is taken whether or not to issue a licence (with or without conditions). Such decisions must be in line with national policy and guidelines.

4. SECURITY

4.1 Petty Theft

There has been an incident recently whereby an individual climbed through an open window at a house down Bateleur Street. Money in a money box along with pocket knives were stolen. We are currently investigating the incident. Trespassing and theft will not be tolerated and action will be taken against perpetrators. If you have any knowledge of or information regarding this incident, please contact the RVHOA office.

4.2 Medical Response

To date only 23 residents have responded positively to the Quemic Medical Response offer. With that number the cost per household per month would be around R210
If 51 residents join the scheme, the cost reduces to R155 per household per month.
If 101 residents join the scheme, the monthly cost per household reduces to R90.00 per month.
If 201 residents join the scheme, the monthly cost per household reduces to R45.00 per month.

We therefore urge you to advise the office if you are interested. Quemic have the only registered ambulance in Hoedspruit, and a doctor on 24 hour standby, as well as trained paramedics. The scheme covers anyone in your house at the time of the incident - including visitors and domestic workers.
If you sign up the fee would be added to your monthly Raptors View invoice.

It sounds really worthwhile. Please email Roz (rvhoa@mweb.co.za) to if you would like to join.

4.3 Temporary Staff Access Cards

Take note that Quemic will no longer be issuing temporary access cards for staff to contractors and service providers. Please ensure your contractors and service providers apply for access cards in advance in order to prevent any delays.

4.4 Use of Main Gate for Contractors and Service Providers

There has been an increase of residents granting service providers access through the main gate as "visitors". Take note that the main gate is for the sole use of residents and visitors. All contractors and service providers must make use of the contractor's gate when working on the estate.

5. ADMIN AND COMMUNICATION

5.1 Residents Moving In and Out

We request all home owners to notify the RVHOA office when people are moving in and out of your house, whether they are owners or tenants. We also require the details of all tenants living on the estate. This is not only for security reasons, but also to assist with our communication requirements.

5.2 Communication

The Bulk sms facility is the official medium used to keep residents informed in the event of issues such as water and electrical supply problems. The Whatsapp group that was created by Byron during the recent floods was set up in order to help residents. Due to the abuse of the Whatsapp group, Byron will no longer post information on it and will be deleting the group.

6. ESTATE MATTERS

6.1 Water Project.

We have had a final proposal from our consulting engineers in order to assist with the occasional pressure supply problems from town and to alleviate water shortages on the estate. The proposal also evaluates an alternative water supply source.

We would like to host an information evening for residents in order to discuss these proposals further and to provide an opportunity for Q&A.

A date and venue will be advised in due course.

6.2 Speeding and Road Rules

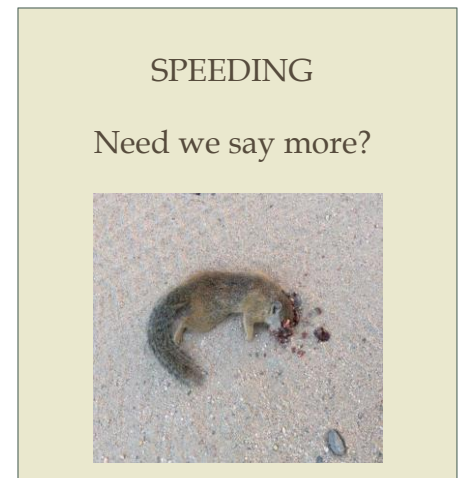
When driving on the Estate please adhere to the speed limit of 30km/hr and watch out for the speed boxes, camera and radar guns – They Are Back.

Take note that the national road rules and regulations apply when driving on the Estate. Some residents are permitting their children to stand on the side of vehicles whilst driving and some kids are driving vehicles on the Estate without a valid driver's license. In the event of an accident, you as the home owner will be held liable for damage to property and or loss of life.

6.3 Electrical Grid

It has now been 5 years since the Raptors View electrical rescue plan was implemented. There has been an increase of building activity on the Estate since then. We have had discussions with the engineering company used at that time, Motla Engineering, and they along with Eljon Electrical will systematically work through the electrical grid to ensure it remains up to standard.

You will also have noticed that we have had some electrical transformer problems on the Estate. Eljon Electrical is currently investigating the cause of these transformer failures.



7. CONSTRUCTION

7.1 Building Sites

There are currently 10 Building sites under construction on the Estate.

7.2 Building Rules

In order to keep up with progress and not to compromise on the ecological value of the estate, some architectural guidelines have been adapted.

- Separate grey water tanks

The separate grey water tanks were introduced in order to cater for poor percolation on the estate. After consultation with both the ecological and building subcommittee, we will now be introducing a complete waste water treatment plant that incorporates waste and grey water in one system and that treats the waste water in the correct manner. There are also minimum sizes of these systems to be used in order to cater for the maximum occupancy permitted per site. Please contact Byron for more information if you are planning to build in the near future and/or upgrade your current system.

- Apron on thatch drip line.

The building regulations will now insist on some form of apron underneath the thatch over hang for all new houses. This is to prevent the wash of surface soil resulting from rainwater running off the thatch. This can be achieved by the use of concrete aprons, the correct colour crusher rock or natural rock.

Any additions or changes to existing houses have to be approved by both Raptor's View Home Owners association and by Maruleng Municipality. This is not only a requirement as per the RV rules, but a requirement from the Municipality. The Environmental audit also prescribes this, as any addition has a potential environmental impact.

Structures that have been built without the required approval will be deemed as illegal and you as an owner may be asked to remove any such additions or changes.

8. RAPTORS VIEW BRING AND BRAAI

In view of the fact that we have had quite an influx of new residents on the estate over the past year, we would like to host a "Bring and Braai" on the Estate for all the residents. We will provide the tables, wood/fires and some salads.

When: 1 May 2014

Time: 15h00

Venue: Western drainage line crossing (The same venue as used for our last river party)

Bring Along: Chairs, "Dop and chop", eating utensils and your refreshments

If you are new to Raptors View and need directions to the venue and/or would like some help with introductions, please contact Lovelle Henderson on 084 568 2157 for assistance.