



June 2024

Dear Residents

Although we have been enjoying great weather up to now, the colder months are ahead and HOA's winter programme is in progress. Phase 1 has been completed with the crowning of trees, grass cutting between the golf course and houses, and refurbishment of common property gardens.

Good news is that the perimeter fence around the new phases of the estate is now complete. Security cameras have been installed and the road to the R82 gate is ready. Within the next few weeks, residents will be able to use this additional access point.

Residents are encouraged to enjoy the scenic and secure **walking and cycling trails**, personally developed by the estate manager. These well-maintained paths offer a perfect opportunity to explore the estate. The trails leading up the koppie in the new phase, at the back of the estate, are especially scenic and are suitable for all age groups.

The HOA team undertook to design and rebuild the **dog kennels for the K-9 Security dogs** on the estate, as their current kennels were not adequate. In a letter to HOA, the 24-7 Security Operations Manager expressed appreciation and gratitude for the thoughtful design and construction of the new kennels. The design reflects a deep understanding of the specific needs of working K-9's and provides a functional and safe environment with spacious runs, climate control and secure enclosures, which is essential to the well-being and efficiency of the K-9 unit. The new kennels are a significant asset to this vital unit which will benefit the dogs, their handlers and the estate.



Before



New Kennels

Keeping with animals, residents may not be aware of the significant efforts made behind the scenes at EOA to manage the **Feral cat colony**. For the past six years, resident Debbie Skopelitis and her daughters, have been integral to this programme. Debbie collaborates with Orion Vet to sterilize the breeding feral cats, thereby reducing unwanted litters. Without intervention, the cycle of breeding continues, resulting in too many stray cats on the estate. These cats play a role in the environment, for example, keeping the rat population under control. There are six feeding stations around the estate, with food provided by the HOA and Developer. Residents wishing to support the programme, may do so by donating food via the HOA.





Recycling - residents are reminded of the free recycling collection service at the estate every Wednesday. Please leave your recycling, neatly packaged, at the entrance to your stand. There are also recycling bins available at the contractors gate for use. **Note these are STRICTLY for recyclable materials and not general waste. HOA has had to install a camera to ensure residents refrain from dumping in these bins.**

LEVIES

1. Levies are due and payable monthly in advance by the 7th of each month.
2. Levies will be determined by the Board in accordance with the Memorandum of Incorporation.
3. It is strongly encouraged to sign a debit order in favour of the HOA for the collection of levies. When paying levies by debit order, the administration fee is waived.

Warm regards

Gavin Steyl, Estate Manager
(gavin@eyeofafricahoa.co.za)



SECURITY

Dear Residents

We would like to recirculate the ***Estate Rules on Pets***, as the roaming of dogs is problematic behavior that takes up valuable time from our security officers which could otherwise be spent on estate safety.

The rules of the Estate remain clear:

11. Pets

11.1. An Occupant may not keep –

11.1.1. any poisonous, exotic, or other undomesticated pets; or

11.1.2. poultry, pigeons, aviaries or livestock.

11.2. An Occupant may in a special case on application to The Board, in its sole discretion and on such conditions as it may determine, be allowed to keep a pet that would otherwise not be allowed.

11.3. Pets may not roam the private open spaces or streets.

11.4. Pets must be tended and kept on leash in Private Open Spaces and streets.

11.5. An Occupant must ensure that her or his pet does not create a nuisance or cause a disturbance.

11.6. An Occupant must immediately remove any excrement deposited by her or his pet outside her or his Erf.

11.7. An Occupant must at least once a day remove any excrement deposited by her or his pet inside her or his Erf.

11.8. Pets must wear a collar fitted with a tag indicating the contact details of its owner.

11.9. Stray pets without tags will be captured and handed over to the relevant authorities.

11.10. An Occupant may not neglect her or his pet by, for example, leaving it to fend for itself or failing to provide it with medical attention.

11.11. No person may inflict physical cruelty to a pet or subject it to violence.

11.12. No fireworks whatsoever are allowed in the Estate.

Residents are urged to ensure that the rules regarding pets are adhered to.

Internal CCTV Cameras / Speeding

The HOA will start shortly with the installation of internal CCTV cameras to patrol and report on our main arterial routes. This will assist greatly with speed monitoring and compliance matters.



Important Contacts

I would like to recirculate the contact details for the Security team on the Estate. Please keep this information handy, or program on your mobile device.

EOA Control Room

Our control room is adequately set up to deal with any subject on the Estate, including items such as snakes, blocked drains, and electricity reports to Midvaal

General Contact Number	010 140 4396
Emergency Line	083 631 5599
Standby Line	079 401 9070

Reaction vehicle 1	060 369 7452
Reaction Vehicle 2	064 874 4372
Reaction Vehicle 3	079 544 1576

Duty Manager

Should any assistance for any resident, visitor or contractor be required, kindly contact our Duty Manager:

Duty manager	079 582 2545
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Site Manager

Our Site Manager for 24/7 Security can be contacted for any report about the actions of Security Staff, a need for assistance at your home or any problematic issue to be resolved.

Site Manager	064 874 4333
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Risk Manager

Kindly contact Rassie for any additional information assistance required

Warm regards

Rassie (rassie@eyeofafricahoa.co.za)