



Greetings Residents

The monthly HOA Newsletter aims to keep residents up to date on what is happening in and around Eye of Africa. A warm welcome is extended to all new residents who may have recently joined our community. Social events are advertised on the digital board as well as on our website [www.eoacommunity.co.za](http://www.eoacommunity.co.za) and we look forward to seeing you at one of these events.

Thank you to those who participated in the Estate Manager's Hike in February. A total of 95 hikers joined us on the day and much fun and camaraderie was enjoyed by all. HOA team was on hand to keep hikers in good cheer with refreshments, music and encouragement. Thanks is also extended to Fountainberg who sponsored water for the hike.

Keeping with the healthy, outdoor theme, HOA has installed an additional outdoor gym on the estate, located close to halfway house near the 9<sup>th</sup> hole. Residents are encouraged to use this facility and to support the Coffee Shop. Overflow parking is currently being paved.

Please make use of the free weekly recycling service on the estate every Wednesday. Residents are urged not to dump general refuse into the recycling bins at the construction gate as these bins are specifically for recyclable materials. Midvaal does general refuse collection every Friday.

On the maintenance side:

- ✚ Replacement of streetlights with LED's across the estate has started.
- ✚ All jungle gyms in the parks are being revarnished and repaired.
- ✚ Trees are being trimmed along all roads.
- ✚ Bush overgrowth along the entire fenceline is being cut back 5m for fire breaks as well as to allow access to security vehicle patrols.
- ✚ On the landscaping side, the planting at the main circle is looking good. Grass cutting and garden maintenance across all phases is well underway.
- ✚ Painting of the exterior wall is almost completed which has given the perimeter a fresh look.
- ✚ A new walking path is being constructed from the 17<sup>th</sup> hole across to Sugarbush.

It has taken more than a year to get the maintenance of the estate up to a high standard and we hope the hard work of the HOA team reflects in the general appearance.

Building Control's current focus is to address the abandoned stands and houses which has a financial impact on the HOA.

A Finance notice was issued to residents on 26 February regarding an increase of 6% on monthly levies, effective March 2024. Please consult the notice on the EOA App for building and other levy increases. If you are not on debit order, we encourage you to switch now and save R3960.00 p.a. and avoid paying the Admin Levy. An email can be sent to [finance@eyeofafricahoa.co.za](mailto:finance@eyeofafricahoa.co.za) to obtain a debit order form.



Security has started a process of upgrading the main gate panels, resulting in closure of some lanes while work is in process. We apologise for any inconvenience to residents and visitors while this necessary upgrade takes place.

**ESTATE RULES ARE IN PLACE FOR ALL RESIDENTS TO ADHERE TO:**

Estate Management continues to encounter problems with:

**SPEEDING** – The speed limit is 40 kmph within the Estate, yet residents continue to speed. There are also reports of cars taking ‘joyrides’ around the estate at high speeds. Cayman Road is a public road, with clearly marked speed limits. Traffic Control measures have been introduced to curb speeding and dangerous overtaking.

**NOISE** – Noise levels after 22h00 should be reduced. Please be considerate of your neighbours.

**STAND NUMBERS** – Many stands do not display a house number. In an emergency, Security will not be able to identify the property. This also often results in vehicles/bikes driving around the estate looking for the delivery point which is a security risk.

**BUILDING CONTROL** – Estate Rules are clear regarding construction, yet builders continue to work without PPE and Safety Files on site. There is a zero tolerance in this regard with non-compliant sites being shut down. Green shade netting needs to conform to the rules. A sample site can be viewed at Stand 2043.

Warm regards

**Gavin Steyl**  
**Estate Manager**

Outdoor Gym close to Halfway House near 9<sup>th</sup> Hole



Walking Path from 17<sup>th</sup> hole - Sugarbush





## Estate Manager's Hike

