



Message from the Estate Manager

Dear Residents

As the year draws to a close, the HOA is actively working to complete projects and finalise tasks before the Estate closes in mid-December. Please take note of the important information below regarding the construction closure period.

🚧 WATER RESTRICTIONS

We would like to remind residents of the Midvaal water restrictions, which prohibit garden irrigation with sprinklers or hosepipes between 6am–6pm. The lack of rain is not helping but if we all do our part, it may prevent stricter restrictions from being imposed.

The HOA continues to face challenges with the theft of irrigation equipment and pumps from our parks and common areas. Replacing these items is costly and often futile, as theft remains an ongoing issue.

🚧 SPEEDING

Speeding on estate roads remains a significant issue, with penalties totalling over R80,000 issued over a short period. It is essential for residents to observe the estate speed limits to ensure everyone's safety. Cayman Road, in particular, continues to see excessive speeds, posing serious risk to fellow residents. With the festive season approaching, this is an even greater concern. To help address this, reduced speed limits on Cayman Road have been introduced to encourage safer driving.

🚧 EIKENHOF CORNER

The HOA has decided to take the initiative in completing the cleanup of dumped materials near the bend toward Waterstone. While Pick-it-Up is responsible for this area, they have yet to take action, so the HOA will step in to ensure it gets done. A big thank you to resident, Robin Retief, for the loan of the two trucks.





+ CONTRACTORS GATE CLOSURE

As we approach the closing of the Contractors' gate on 13 December 2024, please be reminded of the final work schedule and the necessary cleanup process.

Final Work Schedule:

- The last day for any construction work in the Estate will be 12 December.
- On 13 December, the focus will solely be on cleanup activities, which include:
 - Rubble removal
 - Ensuring that all netting is secured and meets the required standards

It is imperative that these tasks are completed on 13 December, as Building Control will conduct inspections that day. Any contractor failing to meet these cleanup requirements will be blocked from accessing the estate in January, and a penalty will be issued. Access will remain restricted until the penalty is paid. It is not recommended that items such as generators and power tools be kept on building sites unless adequately secured.

Important Note:

- No work is permitted during the shutdown period **13 December 2024 to 13 January 2025**. Any contractor found working during this time will incur penalties, and homeowners permitting such activities will also be penalised.

The Contractors' gate will reopen on **8 January 2025** for registration purposes only.

The official opening for work to resume will be on **13 January 2025**.

Thank you for your cooperation in ensuring a smooth and compliant transition as we conclude this phase of work.





FESTIVE SEASON

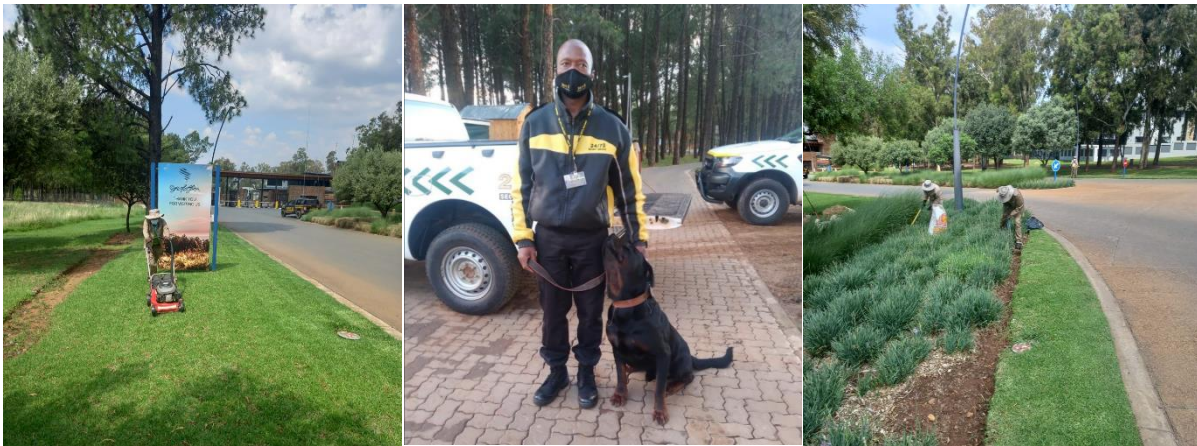
The HOA wishes to remind residents that strict adherence to the estate rules will be maintained throughout the festive season, with a zero tolerance approach. We kindly ask all residents to ensure their activities respect the comfort and safety of others. Parents, please encourage children to enjoy safe, considerate activities during their holiday leisure time. Thank you for helping us foster a peaceful and enjoyable environment for all.

It is the Season for Giving

Once again, EOA resident Mandy Coertzen has offered to co-ordinate a Christmas collection for the EOA Golf Course, Garden Maintenance and Security teams. This initiative has been going for the past 12 years and allows residents to express their heartfelt appreciation for the dedicated individuals who work tirelessly to ensure the estate remains well-maintained and secure. The collected funds provides a special Christmas bonus in the form of a Checkers voucher which is greatly appreciated by the staff.

All residents are encouraged to contribute whatever they can to this meaningful initiative. Every donation, no matter the size, will make a significant impact.

Deposit details: ABSA Account: SK Coertzen, Savings Account No. 9278 5918 96. Ref: Stand No.





Halloween Event

EOA residents had a great time at the recent Halloween 'Haunted House' where the HOA team handed out treats and created a delightfully spooky atmosphere. Thank you to all the residents who went above and beyond to decorate their homes and parks, making this event memorable. Your enthusiasm and participation are what make these gatherings special for our community. Unfortunately, as with last year's event, there were instances of property damage. We kindly remind everyone that these events are meant to foster camaraderie and enjoyment for all. Let's continue working together to keep our celebrations positive and respectful.



SWIMMING POOL

From the developer side, the swimming pool renovation is complete and open for your enjoyment.



SECURITY UPDATE

Immigration act.

The Minister of Home Affairs has not provided the HOA, nor published an update on the deadline for immigrants applying for their visa documents.

The visa deadline is still set for December 31, 2024. We urge all domestic employees and homeowners to check with Home Affairs about their application status. The HOA will adhere strictly to the Immigration Act requirements.

Estate Rules

As the holiday season and contractor shutdown draw near, the HOA would like to emphasise that the regulations on noise, fireworks, safety, and golf cart usage will be strictly upheld during this busy time of year.



JOIN US IN NOVEMBER FOR A SERIES OF UPCOMING EVENTS FOR ALL TO ENJOY

www.eoacommunity.co.za for more details

- 🚩 9 Nov – Eye Run @ 07h00
- 🚩 16 Nov – Live Music & Braai with Justin Serrao @ 13h00
- 🚩 17 Nov – Tennis Fun Day @ 08h30
- 🚩 30 Nov – Members End of Year Golf Day @ 09h00
- 🚩 30 Nov – Residents Night & Jokers Draw @ 16h00

Best wishes for the month of November.

Gavin Steyl

Estate Manager (email: gavin@eyeofafricahoa.co.za)