



Message from the Estate Manager

Dear Eye Residents

We are in the final month of 2024 and the year has gone very quickly. Before I give you an overview of the activities conducted in 2024, I wish to extend gratitude to the HOA Board of Directors, Management and Staff for their contribution during the year. Further to this, we extend thanks to our residents, especially those who give freely of their time to assist the HOA, whether on the security committee, dealing with animals on the estate or picking up litter on their daily walks.

2024 - the Year in Review

Looking back on the past year, the HOA has made significant progress.

Overall, we are pleased to report positive progress in construction with a total of 1313 houses fully completed (excluding sectional titles), and 202 houses currently building.

A reminder that the 2024 construction closure is from 13 December 2024 to 13 January 2025. Registration re-opens 6 January.

At the November AGM, the revised Estate Rules were ratified by Members. Key amendments included Compliance with the Immigration Act, Levies, Unsightly Objects, Traffic Control penalties, Pets and Noise Levels. The revised Rules can be downloaded from the Estate Documents link on our website: www.eoacommunity.co.za

Security Improvements:

Major Security upgrades including:

- Dedicated Security drone on site. The Eye being the only estate in South Africa with a CAA approved drone permanently on site.
- Main gate access points upgraded, including the addition of a back-lighting feature.
- Ongoing enhancements to the internal booms.
- New dog kennels for the K9 officers.
- Increased engagement with authorities and CPF's in regard to crime in the greater area.
- We are in the process of converting to an upgraded video management system which will significantly enhance efficiency by minimising alarms triggered by non-human movement.
- Installation of lights at the 4-way Stop and middle of Cayman Road.

Infrastructure:

- A second outdoor gym was installed near the halfway house close to the 9th hole. This includes overflow parking for residents using the gym or visiting the coffee shop.
- Removal of portable cellphone towers, forcing service providers to link to the main tower. Vodacom has to date not taken up the option to connect.
- Installation and painting of a fence around the new tower behind Doppio.
- HOA assisted with the installation of Midvaal CCTV camera project at the corner of Cayman Road and Thornbirds. This monitoring enhances safety for residents.
- Fire breaks along the complete perimeter fence with 5m clearance on both sides.
- Refurbishment of streetlight poles across the estate in process.
- Additional carports installed at the HOA office parking and contractors gate.
- HOA purchased a Tipper Truck and TLB which has been invaluable in carrying out heavy duty maintenance. These are also used to clear overgrowth along Cayman Road and for regular clearing of Eikenhof corner where illegal dumping frequently takes place.
- A small utility vehicle was also acquired to help our maintenance team access areas more efficiently.
- For the safety of our residents, the condition of Cayman Road has recently been improved. This is as a result of persistent effort and lobbying from the HOA.

Maintenance

- Construction of roads along the fenceline, from the workshop to Magnolia Street and along the back fence perimeter, was completed for better access by security.
- Installation of LED street lights is ongoing throughout the estate.
- Improved and new signage including No Parking, Bus Stops, Speed signs, etc.
- Painting of the complete perimeter wall, including workshop area facing Cayman Road, was completed.
- Installation of new bollards where needed and rock removal for better aesthetic appearance.
- Firefighting within and surrounding the estate by 24-7 Security and HOA team.
- Firebreaks along entire perimeter fenceline.
- Paving of a golf cart path from 17th Hole up to Mountain Aloe for easier access to the pro-shop and restaurants.
- Ongoing cleaning of litter and dumped waste along Cayman Road, Eikenhof corner and along the road to Waterstone.
- All trails in development phase refurbished.
- Drainage repair of natural water from the tennis courts to a holding dam undertaken.
- Water meter installed at the Contractors Gate.
- Patching of tar at the construction gate road and HOA maintenance area.
- Wall built at the back of the HOA office to replace the wire fence.
- Installation of concrete benches and bins across the estate and along trails.
- Additional speed humps installed in relevant areas.
- Refurbishment of the jungle gyms in all parks.

Landscaping:

- A total of 60 new trees were planted around the estate.
- There is also a need to cut the overgrown trees which was done throughout the year.
- Major grass cutting, crowning of trees and landscape of common areas undertaken.
- An upgrade of the circle at the main gate which has greatly enhanced the entrance to the estate.
- Ongoing maintenance of all parks, fountains and landscape of common areas.
- Paving of new parking bays at Panerai Park.
- A park at Phase 9 has commenced.

Events:

- Monthly events proved very popular with residents, especially the seasonal markets which were well attended. There is a host of exciting events planned this month.
- Flu Vaccine for residents was made available at EOA just ahead of winter months.
- HOA hosted quarterly Cycle races through the beautiful Eye trails which were well supported.
- An Estate Manager's Hike was held in the first quarter, with 95 residents participating. A Hiking Club was launched this year, with regular guided hikes arranged.
- The donation of trees to Jhb Zoo was a new initiative this year and will be continued.
- The HOA 'Haunted House' for Halloween has become tradition, with many residents embracing the spooky atmosphere by dressing up and enjoying the scary decorations. It was good to see so many homes decorated and participating this year.
- Fire and snake training was conducted for security guards and maintenance staff in response to the increased fire risk during winter and the higher presence of snakes due to ongoing construction. It is essential that our team are prepared to handle these situations calmly and effectively.
- Monthly HOA newsletters are emailed to residents, as well as being available on the Eye App and HOA website, to keep you updated on what is happening at EOA. If you wish to read past newsletters, these are available on our website.

Developer initiatives:

- New sewer project is well in progress, with anticipated completion March 2025.
- New road and access point through the new development phase towards R82.
- Fencing and camera installation at the new development.
- Racquet and Sports Club in process which will include soccer, cricket, padel and pickleball.
- Swimming pool upgrade.

2025 Planning:

- Managing bad debt.
- Continue to manage completion of construction projects and facilitate the attachment of abandoned properties.
- Ensure security systems and infrastructure is in line with the latest available technologies.
- Foster a community culture where residents respect and adhere to estate regulations.

- With the development of the Racquet and Sports Club, I am sure you will all agree there is much to look forward to at the Eye next year. From the beautiful walking and cycling trails, to golf and tennis, and soon extending to cricket, soccer, padel and pickleball, there will be an activity to suit everyone. These facilities, and the monthly events exclusively for our residents, will continue to bring the community together and enhance the estate experience.

As our Eye families kick back and relax over the festive season, we urge you to be considerate of your neighbours and to reduce speeding while children are more visible on the estate during school holidays.

Please be advised the HOA office will be closed from 27-31 December 2024.

***Thank you for your continued support.
Wishing you all Happy Holidays
and a peaceful and joyous
Festive Season***

Warm regards

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Estate Manager

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