

Message from the Estate Manager

Greetings EOA Residents

The year has certainly got off to a busy start and we hope our Eye families are enjoying 2025! The much anticipated seasonal heavy rains have come and our teams are busy working through the estate to cut the overgrown areas and restore all the gardens.

Please note the following important information:

- ✚ **Litter** – the problem of litter on the estate is concerning. Once again we ask that residents refrain from discarding trash from their car windows onto the streets. It is disheartening to see that, despite living in such beautiful surroundings, some choose not to keep it clean.
- ✚ **HOA Staff Bus Access** – staff making use of the buses, need to report to the HOA Access Control Office to update their registration before 28 February, when the current access tickets expire. Tickets are valid for three months.
- ✚ **HOA Office** - we appeal to residents to use the formal platforms to report estate issues – and not direct these to the numerous resident social groups. HOA Management, Security and Office staff are not on the resident groups and are unaware of the issues which remain unattended.. **For urgent matters, your first port of call is to phone Security Control Room which is open 24/7. General queries/complaints should be emailed to HOA office on admin@eyeofafricahoa.co.za and any levy-related queries to debtors@eyeofafricahoa.co.za.**
- ✚ **Levy Discount** – there is a saving of R330 per month by signing up on debit order, amounting to an annual saving of R3,960.
- ✚ **EOA APP** – it is important that all residents download the EOA APP to stay informed on HOA notices concerning power and water outages and the monthly communications. Should you need assistance, visit the office and we will gladly help.

Warm regards
Gavin Steyl
(gavin@eyeofafricahoa.co.za)

IMPORTANT ESTATE RULES

TRAFFIC CONTROL

7.6

VEHICLES MAY NOT BE OPERATED ANYWHERE OTHER THAN ON DESIGNATED ROADS IN THE ESTATE.

7.7

VEHICLES THAT, IN THE OPINION OF THE BOARD, PRODUCE EXCESSIVE NOISE WILL BE PROHIBITED FROM ENTERING THE ESTATE AND/OR BEING OPERATED IN THE ESTATE.

The growing number of noisy vehicles speeding out of driveways and circulating the estate is becoming a problem.

Additionally, the HOA has received multiple concerns regarding vehicles driving across common property and parks, causing potential damage to the irrigation systems and surrounding environment.

A strict no-tolerance approach will be enforced for violations.

OCCUPATION CERTIFICATES

56. OCCUPATION

NO OWNER OR RESIDENT MAY OCCUPY A HOUSE/UNIT/CLUSTER UNLESS IN POSSESSION OF A VALID OCCUPATION CERTIFICATE ISSUED BY MIDVAAL LOCAL MUNICIPALITY AND FINAL COMPLETION CERTIFICATE FROM EOA HOA. NO TEMPORARY OCCUPATION CERTIFICATE FROM MIDVAAL LOCAL MUNICIPALITY WILL BE ACCEPTED. A PENALTY OF R20,000 WILL BE LEVIED WHEN IN BREACH.

Building Control undertake regular inspections and any owner found to be occupying a property without an Occupation Certificate, will be penalised R20,000 monthly, until such Certificate is obtained as per Clause 56 of the Estate Rules.

THE HOA MAINTAINS REGULAR GRASS CUTTING, REFUSE REMOVAL & CUTTING OF VERGES ALONG CAYMAN ROAD



THE REMOVAL OF RUBBLE & WASTE AT EIKENHOF CORNER & THE ROAD LEADING TO WATERSTONE COLLEGE IS DONE BY THE HOA TO KEEP THE AREAS SURROUNDING EOA CLEAN.



Did you Know?

FREE SERVICES TO HOMEOWNERS

**STAFF BUS SERVICE
MONDAY-FRIDAY**



**WEEKLY DOOR-TO-DOOR
RECYCLING SERVICE
EVERY WEDNESDAY**



**TRAFFIC CONTROL AT
EIKENHOF CORNER (paid
by the Developer. Without
this service, traffic
congestion would be far
worse than it is.**

**REGULAR RESIDENT
EVENTS, MARKETS,
FUN RUNS, GUIDED HIKES &
PROFESSIONAL CYCLE RACES
IN A BEAUTIFUL & SAFE
ENVIRONMENT**



SECURITY

Security Contact detail

EOA Control Room

Our control room is adequately set up to deal with any issue 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

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

Risk Manager 066 306 4938

Kindly contact Rassic for any additional information assistance required