

HOA NEWSLETTER



Dear 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. To keep abreast of the extensive social and marketing events happening at EOA, please review the Digital Board at the main gate, as well as the HOA website.

HOA MAINTENANCE UPDATE

- ✚ New garden beds completed behind main circle.
- ✚ Paving and carport extension at Contractors Gate.
- ✚ Stone Quarter overflow parking.
- ✚ Safety fence around the park below Sakabula to restrict children running into the road.
- ✚ Additional bus shelter for domestic staff soon be erected at Phase 11.



BUS SERVICE

Access cards for the bus service expired end February. New cards, valid from 1 March 2025, are issued at the Access Control Office.

Residents are reminded that this free service is only available to owners in good standing with the HOA.



ACCESS GATE WALKERVILLE

Access from the back gate towards Walkerville and the R82 is operational. This is a temporary measure until the developer erects the main gatehouse.

Please adhere to the 40kmph speed limit!



RECYCLING

Please make use of the FREE weekly Recycling service at EOA every Wednesday.

Residents are urged not to dump general refuse into the recycling bins at the contractors gate, as these are specifically for recyclable materials only. **Midvaal refuse removal takes place every Friday.**

WEEKLY RECYCLING EVERY WEDNESDAY



EVENTS

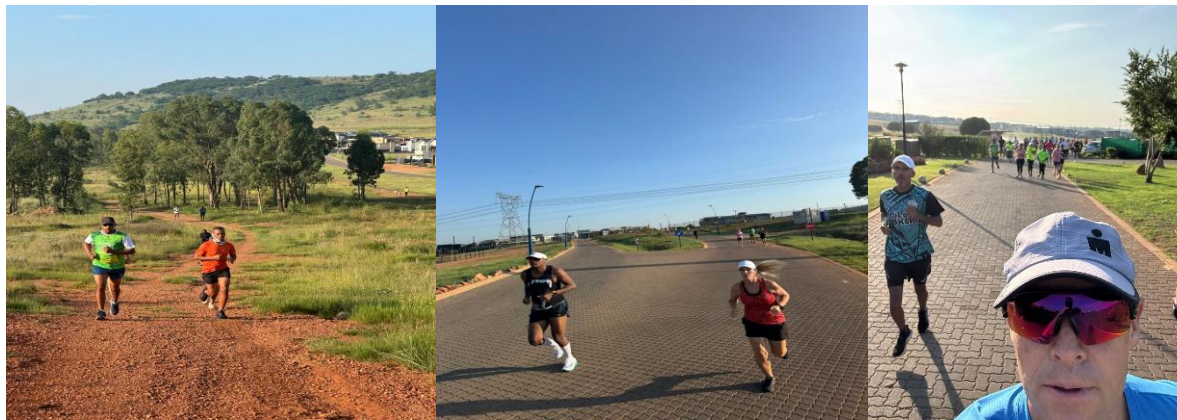
FAMILY HIKE

Many residents recently joined the Family Hike, taking in the beauty of our magnificent estate. Thank you to Molly de Jager for once again giving up her time to lead the group.



EYE RUN

Thank you to Danny Pringle for once again leading the charge in the recent Eye Run! It is always heartening to see our residents out and about enjoying the estate and connecting with each other.





MARCH 2025

IMPORTANT REMINDERS - ESTATE RULES

CLAUSE 7 : TRAFFIC CONTROL

- 7.1 A speed limit of 40kms per hour applies in the Estate. Penalties will be imposed on individuals who exceed the speed limit of the Estate as stipulated in Clause 7 of the Estate Rules. Speed monitoring devices that conform to standard industry levels will be used.
- 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.

CLAUSE 12 : PETS

- 12.7 Pets must wear a collar fitted with a tag indicating contact details of its owner. An implanted electronic chip is encouraged. Stray pets without identification will be rescued and taken to the SPCA or a suitable shelter.

CLAUSE 16 : NOISE LEVELS

- 16.1 As a general rule, any excessive noise, exceeding 70 decibels, between the hours of 22h00 and 06h00 from Sunday to Thursday applies. Between 22h00 to 06h00 on Friday and Saturday, music volume must be lowered and from 00h00 all music must stop. EOAHOA Management and contracted Security ambit, in cases of noise complaints, have the right to enter any property to take noise measurements within 5m of the front door and will have the right to enforce the peace.

BUILDERS CODE OF CONDUCT

Annexure E - House numbers must be visible at the property.

CLAUSE 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 the EOAHOA.

SEE ATTACHED MIDVAAL LOCAL MUNICIPALITY COMMUNICATION.

Warm regards
Gavin Steyl
Estate Manager

SECURITY

CCTV Security and Video Monitoring Solutions

In the latter months of 2024, the HOA initiated an examination of our existing VMS platform compared to the widely used industry standard. While HikCentral had served us well for many years, there was a pressing need for a Video Management System with AI learning capabilities. Various industry experts were consulted to find a solution that could meet the increasing demands for security and CCTV surveillance within the HOA.

With its AI-driven and learning capabilities, Cathexis offered us the ideal solution for our specific situation. Its ability to aid our Control Room staff in enhancing monitoring and alarm systems is unparalleled. We believe that this collaboration will greatly benefit the Estate in the future.

Western Perimeter physical upgrades



The continued threat faced by the Estate on our Western Perimeter is further addressed by adding two rolls of Razor wire to our fence line, further strengthening the barrier in the prevention of possible fence breaches.

Two additional rolls of razor wire are being added to the western perimeter of the estate to enhance security and deter potential breaches of the fence.

Cayman Road

Again, I would like to remind residents of the dangers that Cayman Road imposes. The traffic being carried by this road continues to increase, and the dangers of passing a vehicle on Cayman Drive, with its limited view cannot be more emphasised. Please treat this road with respect.

Best regards

Rassie

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