

Dear Residents

- ✚ The HOA Winter programme, which includes grass cutting and tree-trimming, is almost complete with the team currently at Phase 9. Cutting of Phase 10 & 11 has commenced.
- ✚ Homeowners are reminded of the Estate Rules regarding maintenance of properties and streetscape to keep all shrubs and hedge plants at a suitable height.

*11.7 An owner may not allow trees, shrubs or plants in her or his garden or on the sidewalk between the street boundary of his or her erf and the kerb, to impede pedestrian traffic, obscure the vision of motorists or interfere with the functioning of the security system.*



HOA extends thanks and appreciation to Charmaine & Steven Almond for the stunning landscape design at **Guineafowl Park**. They voluntarily spend extensive time and work keeping the garden in pristine condition and we look forward to seeing what additions they are busy with. It is worth taking a drive past Hadedda Way to appreciate their efforts.



## BUS SERVICE

Access cards for period **June-August** are available from Access Control. Waterstone students needing transport from the Greens in the afternoons, are able to use this service provided they have an access card.



## THE COURIER GUY

HOA is pleased to inform residents that **The Courier Guy** will soon be installing a locker service for your convenience.



## FERAL CAT COLONY

Residents may not be aware of the significant efforts behind the scenes at EOA to manage the **Feral Cat Colony**. With the kind assistance of resident, Debbie Skopelitis, over the past six years, in collaboration with Orion Vet, the feral population has been well managed.

Without intervention, the cycle of breeding would continue, resulting in too many strays on the estate. *There are six feeding stations, with food provided by the HOA and Developer. Residents wishing to support the programme may do so by donating food via the HOA office.*



## WEEKLY RECYCLING EVERY WEDNESDAY



## MAINTENANCE

- ✚ Paving for bus shelters in Phase 10 and additional bus shelter erected at the 5<sup>th</sup>.
- ✚ Paved path below Sakabula Park.
- ✚ Renovation and painting at HOA office, carpark and storage containers.
- ✚ New bollards erected around the estate where needed.

## EVENTS

Last week, EOA hosted another successful and well-attended **Winter Fast One MTB** Cycle Race. Positive feedback was received on our well-maintained trails, and the Estate in general.

### Upcoming Youth Cycle Event:

**16 August – Cycle Labs Schools Mountain Bike Series** – Race #3 – for info follow:  
[cyclelabmtbseries.co.za](http://cyclelabmtbseries.co.za)



A reminder to review the EOA Community website  
[www.eoacommunity.co.za](http://www.eoacommunity.co.za) for all the monthly events  
happening in the Estate.

## **IMPORTANT ESTATE RULES REMINDERS**

### **SPEEDING**

A speed limit of 40km/hour applies in the Estate. Penalties will be imposed on individuals who exceed the speed limit of the Estate as stipulated in the Estate Rules.

A parking penalty of R1000,00 will be imposed for non-compliance with parking rules.

Thank you to all residents who consistently follow the Estate Rules and help make our community a pleasant and enjoyable place to live.

Warm regards

**Gavin Steyl**  
**Estate Manager**  
([gavin@eyeofafricahoa.co.za](mailto:gavin@eyeofafricahoa.co.za))



**JUNE 2025**

## **SECURITY**

### **EYE OF AFRICA APP**

Our Entry Pro/Eye of Africa APP has proven to be stable and functions very well. One of the security methods built into the APP involves installation from one device to another or multiple devices. If this occurs, the cell phone number will automatically be blocked from use. If you receive a new smart device and are blocked by the system, please contact Rassie at the HOA for assistance.

### **CONTRACTORS ACCESS**

It has been noted with concern that our residents continue to provide contractors with access codes to enter the estate via the main gate. To ensure the longevity of safety and security on the estate, specific access measures for contractors have been implemented. As mentioned herein, the practice of residents in this regard is viewed negatively, and the HOA will take decisive action against those who violate this rule. If there are any situations in which contractors cannot access the estate through the established protocols, Rassie can be contacted at the HOA.

With the ongoing development of the estate, access for excavators is managed through the main gate. Please contact Philani Dube through the control room to inform him when such equipment will be delivered or collected. Our security vehicles need to escort these trucks in and out to prevent damage to the estate caused.

### **EPOD**

The HOA would like to inform residents that they can obtain an Epod mobile panic button from 24/7 as part of their alarm system. If you prefer not to connect your home alarm system to our control room, this is a good alternative. You can get information and costs regarding the Epod from 24/7 at <https://24-7security.co.za/>.

### **GOLF CARTS**

Owners of golf carts are reminded to register their carts with the HOA. New stickers are being issued at Access Control office.

### **NOISE REGULATIONS: RULE 16**

The regulation of noise disturbances on the Estate will be enforced strictly. Any noise over 70 decibels, within 5 meters of the house boundary line, at any time, falls under our rules, and the necessary action from the HOA will follow. During this season, I request that we keep functions within the parameters of our noise regulations.

### **USE OF COMMON PROPERTY: RULE 8**

An increasing number of contractors and visitors to the Estate have been observed parking their vehicles on the common property. This is in direct violation of Estate rules, and our compliance staff will undertake the required action.

*Warm regards Rassie - [rassie@eyeofafricahoa.co.za](mailto:rassie@eyeofafricahoa.co.za)*