

HOA NEWSLETTER



Dear Homeowners

August 2025

The first half of 2025 has been very exciting at the HOA as estate developments continue to move forward, shaping the estate into a premier living destination. From infrastructure developments to security enhancements and exciting community events, each aspect contributes to the quality of life enjoyed by all our residents.

2025 Annual General Meeting planning has started with the Audited Financial Statements being drafted. As soon as this is finalised, a date will be decided and communicated to residents.

Gardens – the HOA Horticulturist is enhancing gardens and trimming trees throughout the estate in preparation for spring. In addition, the Golfview garden beds have been refreshed and are looking beautiful.



Message from the Developer:

- ✚ **Main sewer:** as from today, with the approval of Midvaal, we will start operating the sewer plant in a transition stage. This multi-million rand project has required significant time and engineering expertise, and marks a major milestone in the development of the estate's infrastructure.
- ✚ **Racquet & Sports Club** amenities are scheduled to open by spring, with the official launch date to be announced soon.
- ✚ **Additional Gatehouse,** at the development phase leading to the R82, has been designed and handed over to Midvaal for planning permission. This additional entry point to the estate will be a major enhancement and will be a new western entrance to the R82.

HOA NEWSLETTER

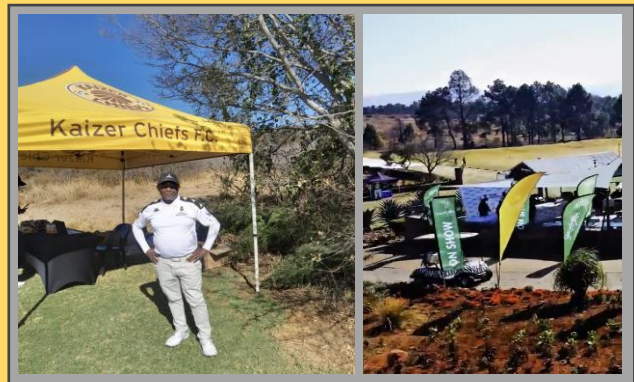


Recent HOA Events

BOBBY MOTAUNG FOUNDATION GOLF DAY – 10 JULY

A spectacular day of swings, solidarity and giving back.

The Foundation Golf Day brought together sports legends, business leaders, and philanthropists for a day of purpose, connection and community.



UNIVERSITY OF JOHANNESBURG FORUM OF PLANNING STUDENTS (FOPS) visit to the estate on 1st August. The insightful tour by HOA management broadened the students understanding of urban planning theories, estate living and the impact on quality of life.

On thanking the HOA, Prof. Keamogetswe Majake, made mention of the limited opportunities available to students on completion of their studies and how the visit to EOA had assisted in opening their minds to areas such as construction, town planning and infrastructure areas.

The uplifting and motivational day ended with a team-building hike & trail run.



HOA NEWSLETTER



AUGUST HIGHLIGHTS

WOMENS DAY EYE RUN – 9 AUGUST

Join The Eye Run in celebration of Womens Day – 07h00 Halfway House – Bhubesi Drive.

INTER-SCHOOL MTB LEAGUE CYCLE LAB SERIES – 16 AUGUST

Eye of Africa has been selected to host the third race in this premier Gauteng event. The race is open to U13-U19 age categories, with full support from Schools Cycling SA.

Not only does this afford the HOA an opportunity to showcase Eye of Africa, and our magnificent trails, but also to play a role in inspiring the champions of tomorrow.

Residents are welcome to come and support the event which will move to Steyn City for the next race.

SPITBRAAI & WINE TASTING

SUNDAY 17 AUGUST 2025
13:00-18:00

ADULTS: R250 PP
KIDS UNDER 12: R110 PP

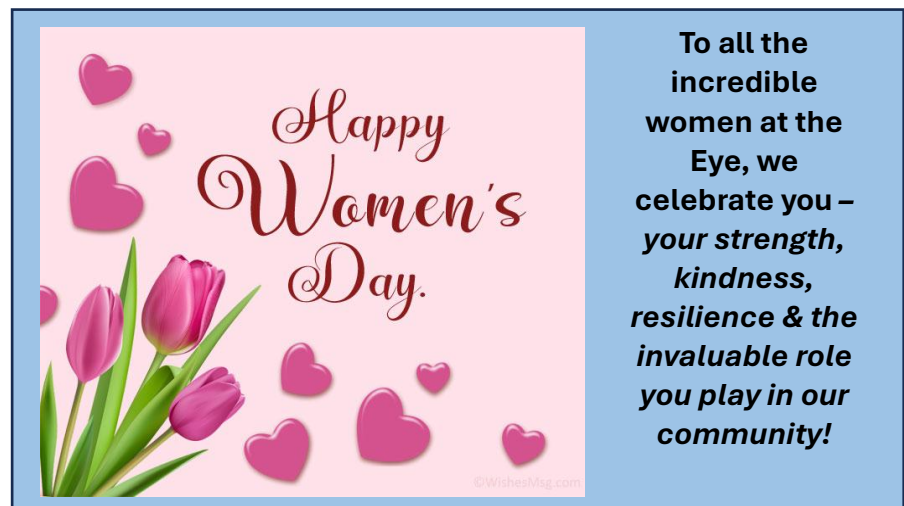
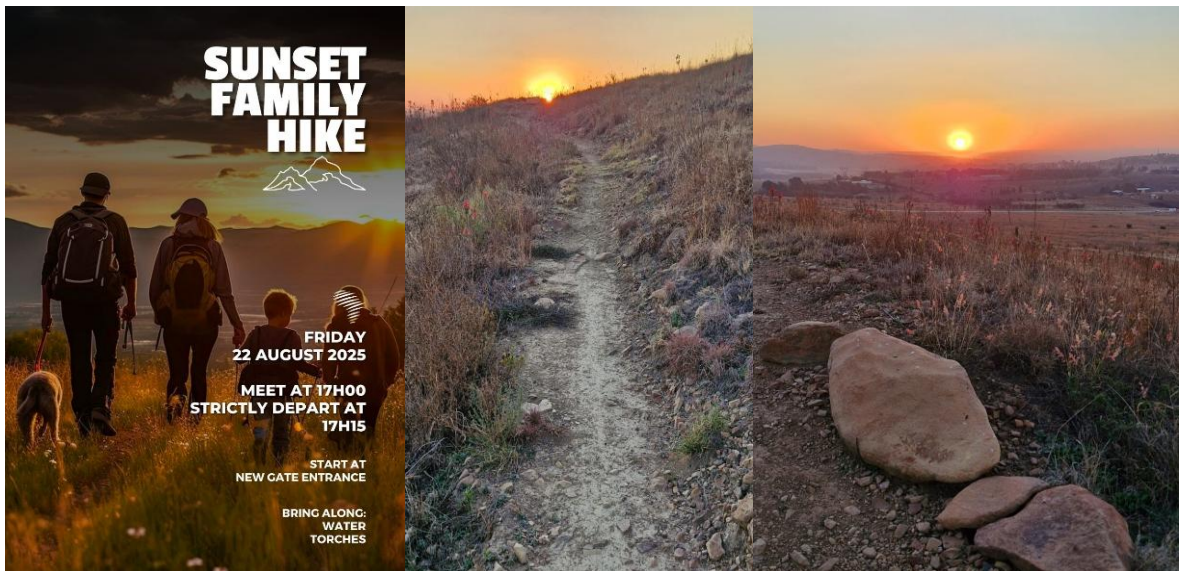
Join The Greens for a Delicious
Spit Braai & Wine Tasting
Featuring Live Music by The Two Timers

Bookings:
071 106 1440 | 066 588 2979
greens@eyeofafrica.co.za

HOA NEWSLETTER



FAMILY HIKE LED BY MOLLY – 22 AUGUST



Warmest wishes
Gavin Steyl – Estate Manager

HOA NEWSLETTER



SECURITY

SECURITY AND OUR LOCAL COMMUNITY

A significant rise in crime has been reported in our local community. Eikenhof continues to be a high-target area, with weekly patrols conducted by SAPS and their partners to tackle the crime problem. Incidents such as housebreaking, theft, and vandalism have been documented, with fences to neighbouring properties being broken or compromised. Our Control Room, monitoring the CCTV network on Cayman Road, has observed increased pedestrian activity during nighttime hours, with our reaction officers responding accordingly.

NOISE REGULATIONS: RULE 16

The regulation of noise disturbances on the Estate will be enforced strictly. Any noise exceeding 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 necessary actions.

LOCAL LANDSCAPE

The landscape and external factors we face daily continue to influence our operational planning. The open land and farms bordering the estate, which have little to no fencing, will remain a risk we need to address. Our drone has proven to be a valuable tool in managing risks like this. We are confident in its capabilities and the extended scope of services it offers.

TAILORED SECURITY STRATEGIES

Our estate presents unique challenges and layouts, requiring a tailored approach. The HOA works closely with other estates during industry meetings and strategy sessions, aligning our strategies with our specific visions and goals to ensure the safety of all residents and visitors. By integrating advanced technology through our Cathexis platform and maintaining strict security protocols, we are confident that our efforts in operational capacities will stand strong for the rest of the year to come.

HOA NEWSLETTER



With the summer season fast approaching, the HOA is aligning its maintenance efforts to ensure that the Estate is maintained to the highest possible standards. This alignment is shared by Security, maintaining an unobstructive view for our CCTV cameras, a clear fenceline, and network capabilities that are stable and well maintained.

I welcome any input from our residents regarding security, and your calls and emails will be highly appreciated.

Best Regards

Rassie

rassie@eyeofafricahoa.co.za