

HOA NEWSLETTER



September 2025

Dear Residents

We trust this newsletter finds our community well and enjoying the warmer weather.

A reminder that the new **HOA BUS CARDS**, valid from September, are being issued at the Access Control Office. This free service is open to staff of owners in good standing with the HOA.

The **COURIER GUY** lockers are expected to be installed at the HOA offices during this month and residents will be advised as soon as the service commences.

As part of the HOA's long-term planning and commitment to the sustainability of the estate, the HOA recently facilitated an important initiative:

❖ **SOLAR PLANNING PROJECT**

An independent team, led by resident Kenneth Kayser, approached the Board with a proposal for an alternative hybrid energy solution for EOA. This initiative led to a meeting with Midvaal Municipal Manager, Phumudzo Magodi, on 28 August. During the meeting, the MM confirmed that while long-term feasibility studies are under way for the greater Midvaal region, it is not currently possible to isolate EOA for a stand-alone solution. The MM clarified that the proposal would not be considered directly with the HOA, but only through the developer who currently holds the Service Level Agreement with Midvaal. The team will therefore progress discussions with the developer in this regard.

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The **2025 ANNUAL GENERAL MEETING** is scheduled for 16 October – Notice and Agenda to follow within the next week. The purpose of the AGM is for the HOA to present the Audited Financial Statements for the past financial year; table for approval the annual budget for the coming year which forms the basis for levies; the appointment of HOA directors to the Board; and present the Estate Manager's Report.

Ahead of this, I would like to clarify the role of the HOA vs that of the Developer as HOA is often expected by members to account for matters that fall under the developer's responsibilities:

RESPONSIBILITIES OF THE HOA vs DEVELOPER	
HOA	DEVELOPER
<ul style="list-style-type: none"> The HOA is governed by the Companies Act and EOA Memorandum of Incorporation. HOA is registered with CSOS, and adheres to the required sections pertinent to HOA's. <p>Core responsibilities of the HOA include:</p> <ul style="list-style-type: none"> Management of levy collection; annual audited financial statements; annual budget for approval by members Maintenance and repairs of private open spaces such as parks once handed over by the developer Management of service provider contracts such as security Enforcement of rules and regulations to enhance property values and the overall quality of life within the estate. This includes architectural guidelines and building standards and it is therefore vital for owners to read the Estate Rules and documents available on www.eoacommunity.co.za Communications to inform and engage residents via newsletters, website and App notifications. 	<ul style="list-style-type: none"> During development, the developer's primary focus is to identify land with potential for building and selling homes The developer handles zoning, permits, environmental studies, and planning Responsible for infrastructure: water, sewer and electricity until handed over to Midvaal Municipality. Responsible for amenities such as the Clubhouse, golf course, and future development of estate functionalities. Responsible for Municipality communication regarding estate development and registration ahead of transfer to the HOA.

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In addition to the new Fire Truck, the HOA recently acquired a **new fleet of vehicles** for the Maintenance and Security Technical teams. These vehicles replace the ageing fleet which has been in place for the past decade.



Residents are encouraged to enjoy the new outdoor picnic and jungle gym area in Phase 11.

Upgraded golf window path @ 15th Hole



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SECURITY



From this week, speed enforcement by radar camera has been implemented to assist in areas where there are no speed cameras.

We urge residents to adhere to the 40kmph speed limit on estate roads!

Harry-James Nkwanyana has been tasked with this job. Please do not address questions directly with Harry. Queries regarding the radar system should be forwarded to Rassie.

We are committed to ensuring Eye of Africa remains a place where residents feel safe, valued, and connected. Whether it is through addressing maintenance concerns, organising community events, or implementing new initiatives to enhance our living experience, the HOA team is here to serve you.

Warm regards
Gavin Steyl

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RECENT EVENTS

The **CYCLELAB SCHOOLS MTB SERIES**, held at Eye of Africa in August, was a great success, attracting nearly 1000 cyclists on the day. Eye of Africa was proudly showcased, thanks to the collaborative efforts of Cycle Labs team and Gavin Steyl, along with the marketing, sales and HOA teams, who coordinated a well-organised and memorable event.

Special thanks goes to the residents who generously volunteered their time to marshall the races on a very cold and windy mountain – your support was invaluable.

The full video can be viewed on: <https://youtu.be/q05j3RgqBIE>



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The **EYE SUNSET FAMILY HIKE**, led by resident guide Molly de Jager, was once again thoroughly enjoyed by all. This popular regular feature on the EOA calendar continues to grow in support. ***Our sincere thanks to Molly for consistently making the experience both memorable and fun!***



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SEPTEMBER EVENTS

The EOA Marketing Team has a full month of exciting community events planned! Come join the festivities, connect with fellow residents, and enjoy some well-deserved fun and relaxation with your community.

CUPCAKES OF HOPE PRESENTS
CUPCAKES
TOPPER'S DAY
Every Wednesday
@ Doppio Zero
18:30
BOOK A SPOT
CONTACT SHENAZ
0845999953

RESIDENTS
NIGHT
and
Joker Draw
5 SEPTEMBER | 16:30
THE GREENS GRILLHOUSE

EYERUN
START 07:00
THE HALFWAY HOUSE - BHUBEST DRIVE
SATURDAY 13 SEPTEMBER 2025

THE
FAST ONE
MOUNTAIN BIKE RACE
21
SEPTEMBER
THE RACE WILL PASS THROUGH
THE EYE OF AFRICA ESTATE
ENQUIRIES:
INFO@MYACTIVE.CO.ZA
ENTER NOW:
WWW.MYACTIVE.CO.ZA

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HERITAGE DAY
24 SEPTEMBER 2025 BRAAI AND LIVE MUSIC

ARTIST: JAN MATTYS
THE GREENS GRILLHOUSE | 13:00 - 16:00
BRAAI MENU AVAILABLE FROM 12:30

Eye of Africa
Golf & Residential Estate

BLOOD DONATION
Every drop of blood is a gift of life

27 SEPTEMBER 2025
09:00 - 15:00

THE GREENS GRILLHOUSE

Register Now!
If you would like to make an appointment please contact Elizabeth Seiko on 073 910 2970

Eye of Africa
Golf & Residential Estate

SANBS
sanbs.org.za
Toll Free: 0800 11 9031



THE RYDER CUP
SATURDAY | 27 SEPTEMBER 2025
MORNING FIELD | 18 HOLES MATCHPLAY

BOOKINGS:
☎ 010 500 03000 | 071 401 3127

Eye of Africa
Golf & Residential Estate

National Cupcake Day

28 SEPTEMBER 2025
10 AM TILL LATE | DOPPIO ZERO

Please support our Cupcakes of Hope Fundraiser!
Together we can make a difference

Contact Shenaz:
084 599 9953

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