

HOA NEWSLETTER



December 2025

Message from the Estate Manager

Dear Residents

The festive season has arrived and 2025 is almost behind us. The past year has been a very successful period for the HOA with all our projects completed. The recent rains and heavy storms have been most welcome, and the team has managed to keep on top of the clean-up maintenance required.

A matter of concern the HOA would like to highlight is the recent reports of irresponsible behaviour and hooliganism on the estate. Community events are spoiled by underage teenagers arriving with alcohol, using bad language, and behaving inappropriately for what is intended to be a family environment. Such behaviour is not in line with the estate rules or the standard of living we strive to maintain. Parents are urged to ensure that their children behave responsibly and respectfully at all times.

There have also been reports of individuals driving under the influence of alcohol within the estate, posing a significant danger – particularly during the school holidays, when many children are outdoors.

Which brings me to the ongoing issue of speeding, which has worsened over the past few months. Unfortunately, repeat offenders do not appear to be deterred despite penalties being issued. Estate rules and speed limits exist for good reason, and by choosing to live in the estate, residents accept responsibility for complying with them.

In closing, I wish to take this opportunity to thank all residents, the Board of Directors, and HOA Team for their support during 2025.

The HOA will be closed from 29 December 2025 to 2 January 2026.

During this period, I will be available to assist with any urgent issues - contact 082 412 0446.

We wish all our residents a peaceful and blessed holiday season and look forward to welcoming you back in 2026!

Warm regards

Gavin Steyl (gavin@eyeofafricahoa.co.za)

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BUILDING CONTROL SHUT DOWN PERIOD

Friday, 12 December 2025	- Final construction working day
Monday, 15 December 2025	- Clean-up Only – No construction work permitted
Monday, 12 January 2026	- Normal construction activities reopen

All sites to be fully prepared for closure, which includes **the complete removal of all rubble**, ensuring all stands are clean and safe, and that **all netting is properly erected, secure, and neat**.

Failure to comply with these requirements will result in penalties, and contractors with outstanding fines will be denied site access. No unauthorised work will be permitted during the shutdown, and any attempt to bypass estate rules—such as allowing contractors in through residential access—will result in severe penalties for both residents and contractors. Only essential emergency work (plumbing or electrical) will be allowed during this period.

We thank you for your cooperation in maintaining a safe and orderly environment throughout the holiday season. For any queries or clarification, please contact the building inspectors.

BUILDING PLAN SUBMISSIONS

Closes 5 December 2025 and will reopen on 12 January 2026

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SECURITY

Dear Residents

As we head into business closure for the year, I would like to highlight a few items:

CONTRACTORS CLOSURE

The last day for Contractors in the Estate is **Friday, 12 December**. Contractors will be allowed on Monday, 15 December, purely for site cleanup and netting closure. Strict adherence to this will be monitored.

Contractors' start date is on Monday, 12 January 2026. The registration office at the Contractors' gate will be open from 7 January for re-registration. Kindly note that the Contractors Gate strictly adheres to the Immigration Act.

Emergencies

As usual at this time of year, we will allow emergencies to be addressed, and Security and Building Control will monitor home visitation.

DOMESTIC EMPLOYEES: REGISTRATION

As in previous years, all domestic staff will be automatically deactivated on 31 December 2025. Residents are reminded to email the access control office if their domestic staff will continue their employment in 2026. Re-registration is open during December to avoid the long queues in the new year. Kindly email registrations@eyeofafricahoa.co.za, or admin1@eyeofafricahoa.co.za.

ESTATE RULES AND REGULATIONS

Over the holiday period, our security contingency continues to focus on duties related to perimeter breach prevention and ensuring that access control policies and procedures are upheld. Items such as noise complaints distract our security personnel from their primary duty of ensuring this task is completed. I kindly request that all our residents ensure their households, especially during times of gatherings with friends and family, adhere to the Estate Rules to create the community environment we strive to maintain.

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USE OF SCOOTERS

An increase in the use of scooters by our young residents has been noted, especially without safety helmets. The safety of all our residents will always be a concern. We kindly request that everyone wear a safety helmet when riding a scooter to prevent serious injury.

PETS

Estate rules regarding pets require all pets to be on a leash when outside the household. This item poses a danger and must be strictly adhered to. The identification of pets has largely fallen away. All pets need to be chipped and fitted with a collar and identification. When pets are found outside homes, it becomes difficult to identify them. We kindly request our residents to ensure their pets are adequately identifiable.

CAYMAN ROAD

Continued requests from the HOA for Cayman Road to be treated with due respect are at times ignored. This has sparked outrage from residents and the larger neighboring community. We again urge our community not to use Cayman Road as a raceway and to heed the dangers it poses.

I welcome any input from our residents regarding security, and I appreciate your calls and emails.

Best Regards

Rassie

rassie@eyeofafricahoa.co.za

HOA BUS SERVICE

**The staff bus service will be closed from
24 December 2025 to 9 January 2026 (last day 23 December)**

Please make alternative arrangements should your staff be
working during this period. A limited service will be available between
5 – 9 January 2026

Full service reopens on Monday, 12 January 2026

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EVENTS



We remind EOA residents to take advantage of our beautiful hiking and cycling trails over the quiet festive period. Enjoy the breathtaking views and landscape in a secure environment.

Special thanks to Molly for once again leading the charge on the Sunset Hike last week. We look forward to more residents joining you in the new year.



Bank details: ABSA, Code 632005
Acc: SK Coertzen No. 9278 5918 96

Thank you to the many residents who generously donated to the annual Christmas Gratitude Fund, kindly coordinated by resident Mandy Coertzen.

The fund is aimed at collecting funds for the ground staff who keep the estate clean and beautiful. This small token of appreciation makes a big difference to their festive season and is greatly appreciated!

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