

Estate Manager's Message

With the first quarter of the year behind us, the HOA team is pleased to share estate updates with our residents.

A Special General Meeting will be held next month to address proposed amendments to the Memorandum of Incorporation (MOI). Further details are provided in the Notice to Members.

The HOA Board of Directors and Management Team continues to encourage positive and constructive dialogue with our residents. Please use only the official communication channels to communicate with the HOA and verify any information shared on social media platforms with us.

All projects are currently on hold following queries from certain residents regarding expenditure. It is important to note that initiatives undertaken outside the estate are aimed at enhancing the overall visual appeal of the surroundings, contributing positively to the image of the estate and visitors experience.

Within the estate, the focus remains on ongoing maintenance to uphold a standard of excellence consistent with residents' expectations. Projects such as overflow parking and the walking paths, for example, were implemented to improve accessibility throughout the estate while also enhancing key areas.

We remain committed to serving the Eye of Africa community to the best of our ability, guided by transparency, openness and professionalism, while encouraging constructive engagement through the appropriate channels.

Warm regards
Gavin Steyl

HOA Special General Meeting

Notice has been issued by the HOA confirming a **Special General Meeting (SGM)**, on 20th May 2026 at 18h00.

The meeting will be held in hybrid format - allowing participants to attend either in person or remotely.

The Notice to Members will provide all details of the SGM.

A graphic with a black background and a checkered border on the right. It features the text 'NOTICE OF SPECIAL GENERAL MEETING' in white, bold, uppercase letters. Below the text, several hands are raised in a gesture of participation or voting.

**NOTICE OF
SPECIAL GENERAL
MEETING**

FINANCE

Levy Discount Offering

The following discount offering is being made available:

4 Options are available

- Option 1 Pay R 9000 upfront and a Credit of R 750 will be passed.
- Option 2 Pay R 18 000 upfront and a Credit of R 1500 will be passed.
- Option 3 Pay R 27 000 upfront and a Credit of R 2250 will be passed.
- Option 4 Pay R 36 000 upfront and a Credit of R 3000 will be passed.

In addition, no monthly Admin Levy will be billed for the duration of each option chosen.

For any further enquiries please contact Debtors@Eyeofafricahoa.co.za

Months Upfront		3	6	9	12
Levy	3000	25%	50%	75%	100%
Cash Upfront		9 000	18 000	27 000	36 000
Admin Levy	330	990	1 980	2 970	3 960
Levy Discount		750	1500	2250	3000
Admin Levy Disc		990	1980	2970	3960
Combined		1740	3480	5220	6960

TENNIS COURTS

The tennis courts are undergoing renovation which will take a period up to 6 weeks.

The HOA will follow up with the developer for updates on a regular basis to keep residents informed.

MIDVAAL REFUSE REMOVAL

Estate refuse removal takes place on Friday mornings. Residents are kindly requested to place their refuse outside their properties only on Thursday evenings or Friday mornings to prevent the Estate from looking unsightly if done too early.

ESTATE RULES

A reminder that the Estate Rules are in place to maintain a safe and enjoyable environment for all. The Rules are not disciplinary measures, but repeated non-compliance - particularly speeding - poses serious safety risks.

We thank residents who comply with the Estate Rules.

SECURITY

As part of our ongoing commitment to maintaining a safe, compliant, and well-managed Estate, the Security Department recently hosted a visit from our local **South African Police Service (SAPS)** representatives. This engagement forms part of strengthened collaboration between Estate security and law enforcement authorities, ensuring alignment with national safety and regulatory frameworks.

Focus areas of the visit:

- Strengthening collaboration between Estate security and SAPS
- Addressing case trends reported at Kliprivier Police Station
- Introduction of department officials, including community patrol officers
- Extending ongoing communication with the Estate and enhancing crime prevention strategies

Immigration Directive No 7 of 2026 - Key Overview

This directive placed increased responsibility on property owners, employers, and managing bodies (such as HOA's) to ensure that all individuals working within private estates are legally documented.

Legal Status Verification

- Property owners & residents must ensure that all employees possess valid ID, and where applicable, valid visas & permits.
- Estate Management may be required to provide records relating to access & access control.

Domestic Workers/ Contractors

All employees & contractors must:

- Be properly registered with Estate Security
- Carry valid ID documentation
- Provide proof of legal work eligibility in South Africa

Accountability

- Homeowners & tenants are to take heed of the Estate Rules relating to access in conjunction with the Immigration Act.
- The HOA could be held liable & subject to enforcement actions by authorities.

Record-Keeping

- Accurate records of all employees must be maintained.
- Security may request updated documentation periodically to ensure compliance.

The safety and legal integrity of our Estate depends on the collective cooperation of all residents. These measures are not only regulatory requirements, but essential components of a secure & well-managed community.

We appreciate your understanding & ongoing support.

Security Department : Eye of Africa HOA

Any Estate issues, including snakes, blocked drains, and electricity reports to Midvaal may be reported via the Control Room

General Contact Number 010 140 4396

Emergency Line 083 631 5599

Standby Line 079 401 9070

Reaction vehicle 1: 060 369 7452

Reaction Vehicle 2: 064 874 4372

Reaction Vehicle 3: 079 544 1576

Duty manager 079 582 2545

Site Manager 064 874 4333

Risk Manager 066 306 4938



IN MEMORIAM

Luke Xego 1973 – 2026

It is with deep sadness that we announce the passing of our colleague, **Luke Xego**, at the end of March.

Luke joined the HOA in 2022 and served as a driver and storeman. His unwavering dedication to his work, even during declining health, together with his kindness and positive spirit, left a lasting impression on all who knew him.

Our heartfelt condolences go out to his family, friends, and colleagues.

LANDSCAPING UPDATE

The **QUATRO LANDSCAPING SERVICE** is now officially responsible for maintaining all HOA-owned common property - any areas outside of this scope, remains the responsibility of the developer.

We kindly ask residents for patience while the team familiarises themselves with the Estate and addresses backlog areas.



HOA STAFF BUS SCHEDULE

REGISTRATION FOR THE HOA STAFF BUS IS AVAILABLE AT THE ACCESS CONTROL OFFICE AT THE HOA BETWEEN 07H00-17H00 MON-FRI

VW 62-Seater (Big Bus)

07h00 & 08h00-Departs from Main Gate Circle
15h00 & 16h00-Pick-up from the identified bus stops

Toyota Coaster (Small Bus)

07h00 - Sugarbush stop
07h10 - Hoepoe & Origins
08h00 - Sugarbush pickup point
08h10 - Hoepoe & Origins

15h15 - From Sugarbush to Eye bus stops
15h40 - Origins & Hoepoe to Eye bus stops
16h10 - From Sugarbush to Eye bus stops
16h30 - From Origins and Hoepoe to Eye bus stops

Ready, Set, Recycle!

Help the environment by putting out
your recycling items every
 **WEDNESDAY** 



Eye of Africa
HOA

Eye of Africa
Golf & Residential Estate



DISPLAY YOUR HOUSE NUMBER



FOR ALL DELIVERIES & EMERGENCIES,
HOUSE NUMBERS SHOULD BE CLEARLY

VISIBLE

The Courier Guy service was installed at the HOA office for the convenience of residents.

Please support the service for all your courier needs.



IMPORTANT REMINDERS

GOLF COURSE

Residents are urged to ensure that their staff are familiar with the golf course rules. Walking on the golf course is strictly prohibited and it has been observed that some staff walk across the golf course while play is in progress, posing a potential safety risk.

GOLF CARTS

All golf carts must be registered and numbered with the HOA.

Golf carts should not be driven on private roads and must remain on the golf paths.

Golf carts may only be driven by drivers holding a South African driver's licence for passenger vehicles. Reports of reckless behaviour, particularly during the school holidays, is regularly reported to the HOA.