

Estate Manager's Message

The past two months have proved to be very purposeful with the recent Special General Meeting which set the groundwork for us to build, improve and mature as an estate. A Member Committee of voluntary participants is being formed to work with the Board of Directors on taking some of the issues forward.

The Committee will be comprised of individuals who possess the skills, experience and commitment necessary to contribute meaningfully to the advancement of the estate. The selection process will focus on identifying candidates who can work collaboratively and effectively in the best interests of the Eye of Africa community.

On the day-to-day business, a rigorous approach has been taken by the HOA directors on governance, and procurement, which has resulted in improved processes. The focus in this area will continue.

Once again, I need to raise the issue of speeding in the estate. It is concerning that there are a number of residents that have more than five penalties and are in arrears on their levies. The disregard of the Estate Rules is viewed in a very serious light by the HOA. In addition, visitors leave the estate late at night, revving their vehicles loudly and in an unruly manner with no regard for residents.

The school holidays start soon, and parents should please ensure children refrain from driving golf carts around the estate. There are accessible off-road paths ensuring easy access to get around.

Join the HOA, together with the Executive Mayor of Midvaal Local Municipality at our “Walk with the Mayor & Estate Manager” event on Saturday 20th June.

While our beautiful estate is something to be proud of, what truly sets **Eye of Africa** apart is its people. From welcoming new residents and creating the environment we are proud of, to those who selflessly give their time, you are the heart of this community, and your positive, constructive support is sincerely appreciated.

Warm regards

Gavin Steyl - email: gavin@eyeofafricahoa.co.za



Eye of Africa HOA

COMMUNITY EVENT

with Midvaal Local Municipality

Stronger Together. Better Communities.

- 1. WALK WITH THE MAYOR**
SATURDAY, 20 JUNE | 8AM
THE GREENS
A mobile library will be on the estate for residents convenience. We encourage the donation of books, especially childrens books.
Let's walk, read and grow together!
A MOBILE LIBRARY
DONATE BOOKS
- 2. MUNICIPAL ELECTIONS REGISTRATION**
20 & 21 JUNE, 2026 | PENBRITTE
ELECTIONS REGISTRATION
- 3. FORTNIGHTLY MUNICIPAL HELPDESK**
ON THE 2ND AND 4TH TUESDAY OF EVERY MONTH | STARTING 23 JUNE
WE'RE HERE TO HELP
Get support, ask questions and receive assistance with municipal services.

GET INVOLVED. MAKE A DIFFERENCE.
Together we build a better Midvaal.

In partnership with Midvaal Local Municipality

MIDVAAL
LOCAL MUNICIPALITY

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

Your levy payments keep our Estate functional, safe, and beautiful.

Every payment increases your property value and protects your investment.

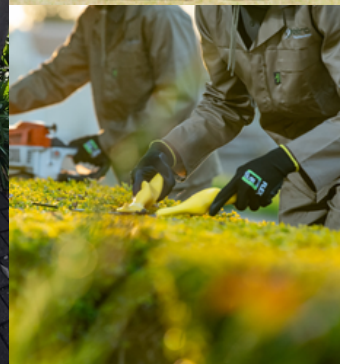
! DO YOUR  PART !



Thank you for paying your levies on time.

Landscaping

Quatro Landscaping continues to work steadily to improve the common properties in the estate. The ongoing focus continues to be showcased through the estate's beautiful gardens, landscaped areas, and parks.



Donation of Tree off-cuts to the Jhb Zoo



Events

WALK — WITH THE — MAYOR

Join Midvaal Executive Mayor **Peter Teixeira** for a community walk through Eye of Africa, followed by an open resident engagement session.

 Saturday,
20 June 2026

 08:00 AM

 Meet at
The Greens

 Approx. 5km Walk

 Discussion &
Engagement Session
Afterwards

Exclusively for
Eye of Africa residents.

No RSVP required.

Eye of Africa
Golf & Residential Estate

UPCOMING EVENTS

JUNE 2026



SAT 13 - Eye Run



TUES 16 - Youth Day



SAT 20 - Walk with the Mayor



SUN 21 - Fathers Day



FRI 26 - Golf Meat Comp



FRI 26 - Quiz Night

Midvaal 'HELPDESK' at HOA Office



on the
2ND & 4TH
TUESDAY
of every month



08h30-11h00



THIS KICKS OFF FROM **23 JUNE 2026.**

As we conclude the month of May, the Risk & Security department would like to provide residents with an update on key security, safety, and community responsibility matters currently receiving attention across the estate.

The continued success of our security strategy depends on the cooperation of every resident, contractor, employee, and service provider. A secure estate is not achieved through security personnel and technology alone; it requires consistent adherence to procedures and a shared commitment from everyone who lives, works, and visits here.

Maintaining a Clean and Responsible Estate – Addressing Littering

The appearance and cleanliness of Eye of Africa remains a shared responsibility. During recent inspections, littering and improper waste disposal continue to be observed in certain areas.

Littering not only affects the visual standards of our community; it also creates additional risks, including:

- Attracting pests and unwanted wildlife activity;
- Creating potential hazards along roads and pedestrian areas;
- Increasing maintenance costs;
- Impacting the overall image and value of our Estate.

Residents are reminded that all waste must be disposed of responsibly and that contractors, domestic employees, and visitors should be encouraged to follow the same standards.

Small actions make a significant difference. Please report areas of concern through the appropriate Estate communication channels so that corrective action can be taken.

Effective Access Control – A Shared Security Responsibility

Access control remains one of the most important layers in protecting our Estate. The effectiveness of our security systems depends heavily on residents following the correct procedures.

Residents are reminded to:

- Ensure visitors are properly authorized before entry;
- Avoid allowing vehicles to follow closely behind another vehicle through access points (“tailgating”);
- Do not bypass biometric, vehicle, or visitor verification procedures;
- Ensure that all access credentials are used only by the registered person;
- Report suspicious activity immediately to Security.

While access control may sometimes cause a short delay, these procedures exist to protect residents, their homes, and the broader community.

Security personnel are instructed to enforce access control requirements consistently. Your patience and cooperation assist us in maintaining a secure environment.

The Importance of Registering Employees and Contractors

One of the most important security controls within any residential estate is knowing who is authorized to be on the premises.

The non-registration of employees, domestic staff, contractors, and service providers creates significant security risks, including:

- Individuals entering the Estate without proper screening;
- Difficulty verifying whether a person is authorized to access specific areas;
- Reduced ability to conduct investigations should an incident occur;
- Compromised emergency response procedures.

All employees and contractors working on the estate must be correctly registered and approved through the estate's access control processes. Residents are requested to ensure that:

- Domestic employees have valid registration and access permissions;
- Contractors are approved before commencing work;
- Contractor vehicles and personnel details are correctly recorded;
- Any changes to employment arrangements are updated with Security.

A complete and accurate access database is essential for effective security management.

Speed Control and Road Safety

Road safety remains a priority. The estate's internal roads are shared spaces used by residents, pedestrians, cyclists, service providers, and visitors. Excessive speed continues to present a serious safety risk. Speed limits and traffic controls are implemented to protect all road users, not to inconvenience them.

Residents and visitors are reminded to:

- Observe all posted speed limits;
- Drive cautiously near intersections, parks, and pedestrian areas;
- Remain alert for children, cyclists, and animals;
- Ensure visitors and contractors are aware of estate speed regulations.

Speed monitoring and enforcement measures will continue to be applied where necessary.

Responsible driving contributes directly to the safety and well-being of our community.

Security Awareness – Everyone Plays a Role

Security is a collective responsibility. The Risk & Security department continues to monitor trends, improve procedures, and work with all estate stakeholders to maintain a safe and secure environment.

Residents are encouraged to remain vigilant and report:

- Suspicious behaviour;
- Unauthorized access attempts;
- Security concerns;
- Damage or vandalism;
- Any activity that may compromise the safety of others.

Thank you to all residents who continue to support the estate's security initiatives and uphold the standards expected within Eye of Africa. Together, through cooperation and responsible behavior, we can continue to protect our community's lifestyle and security.

Rassie Erasmus

Risk & Security Manager (Email: rassie@eyeofafricahoa.co.za)



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





DISPLAY YOUR HOUSE NUMBER



FOR ALL DELIVERIES & EMERGENCIES,
HOUSE NUMBERS SHOULD BE CLEARLY

V I S I B L E