

Dear Resident,

The Homeowners Association (HOA) Board of Directors (BOD) has decided, at its most recent Directors' Meeting, to create a living document that will be published on the Estate website and updated regularly.

The purpose of this document is to provide residents, tenants, and prospective property owners with easy access to relevant and up-to-date information relating to the Estate.

By making this information readily available, we aim to improve communication, promote transparency, and reduce speculation and misinformation that may arise on community platforms such as the WhatsApp groups.

1. City 1 and City 2

1.1. Inclusion in the Estate, Entrance Gates and Access

On various occasions, residents have expressed concerns and made comments suggesting that the residents of City 1 and City 2 should not form part of the Estate.

From facts and available security records it seems these concerns typically arise following complaints regarding speeding vehicles originating from either of the City 1 and City 2 developments or incidents involving children from those areas causing disturbances within the Estate.

The inclusion of City 1 and City 2 as part of the Estate was determined many years ago during the planning and approval stages of the development.

This decision was driven by various regulatory requirements and development conditions imposed by the relevant authorities and is firmly incorporated into the development approvals granted by the Nokeng Tsa Taemane Municipality and later the City of Tshwane.

Some residents have also indicated that they previously enquired about the possibility of creating separate entrance gates for City 1 and City 2 to restrict their access to the Estate.

However, the properties within City 1 and City 2 are legally linked to the Roodepark Eco Estate Homeowners Association through their title deeds and form an integral part of the Estate.

Whether individual residents agree with this arrangement or not, City 1 and City 2 remain part of the Estate, and this status cannot be altered by the HOA or individual property owners.

Furthermore, the current layout of phase one of the Estate was approved and established with a single access point in accordance with the applicable development conditions and regulations.

As such, the creation of separate entrance gates for City 1 and City 2 is not permissible and is not a feasible option.

Estate Manager, WS Cawood, 083-273-7694

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Registration Number: 2007/024630/08

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2. Children in the Streets

The HOA has received various complaints regarding children walking around the Estate, knocking on residents' doors, and, in some instances, throwing stones at solar panels and other property.

Although the governing rules applicable to the Estate, City 1, and City 2 differ slightly due to the distinction between full-title and sectional-title properties, one principle remains consistent across all areas, namely that it is the responsibility of every registered property owner to ensure that members of their household, tenants, visitors, guests, invitees, contractors, and employees comply with the applicable Estate rules and regulations.

Where such individuals fail to adhere to the rules, the registered property owner may be held accountable and may be required to address the consequences arising from such non-compliance.

3. Cameras in the Streets

The installation of surveillance cameras within the estate has been discussed on several occasions as a possible deterrent to reckless driving and other undesirable behaviour.

The presence of cameras can encourage greater accountability and may discourage individuals from engaging in activities that negatively affect the safety and wellbeing of the estate.

This initiative has not been abandoned and remains under consideration.

The Board is currently investigating various options and technologies available.

Factors being evaluated include the capital cost of the equipment, ongoing maintenance requirements, power availability, and the Wi-Fi connectivity necessary for reliable operation.

4. Stormwater Projects

4.1. Acasia Street Stormwater Project

The stormwater project in Acasia Street, near Unit 89A, is scheduled to resume on 22 June 2026 and is expected to be completed within approximately two weeks. – Project Completed

4.2. Celtis and Burkea Street Stormwater Project

The second phase of the stormwater upgrade will involve the installation of stormwater infrastructure from the corner of Celtis and Burkea Streets towards Phase 2, adjacent to the dam.

This is part of additional bulk Stormwater requirements as dictated by City of Tshwane (in terms of the city Master plan) for the development of phases).

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This section of the project presents additional challenges as the pipeline route will pass approximately eight residential property entrances.

This will be co-ordinated with all residents when applicable.

4.3. Minimising Disruption

To reduce inconvenience to residents, the work will be undertaken in phases.

We kindly request residents' patience and cooperation while these essential infrastructure improvements are being completed.

4.4. Project Timeline

With cognisance of challenges outside of the control of the developer several delays have been experienced.

Subject to final planning and contractor availability, this project is expected to resume during July 2026 and be completed by the end of November 2026.

5. Phase 2 Development

As preparations continue for the implementation of Phase 2, the developer has emphasised the importance of all stakeholders working together to ensure the continued success, appearance, and wellbeing of the estate.

This responsibility extends to everyone involved in the estate, including the developer, contractors, garden service personnel, the Estate Manager, the Board of Directors, and all residents.

The value of what every owner has invested is at stake when someone defame the estate in some or other way.

By working together, we can ensure that the Estate continues to present a positive experience to residents, owners, prospective buyers and visitors.

From the Board's perspective, it is important that we focus on maintaining a well-presented estate and supporting the successful marketing and sales of Phase 2.

The long-term benefits of a successful development include increased levy income (i.e. lower levies) and enhanced property values, which will ultimately benefit all owners.

As part of this effort, we are all continuing with the repainting of houses, boundary walls, and other visible structures to create a positive first impression for visitors entering the estate.

However, presentation alone is not sufficient.

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Ongoing attention must also be given to traffic management, security, estate standards, and interactions with prospective buyers and estate agents.

For residents who may have missed previous communications, as you turn from the R513 into Aloe Boulevard, you will notice the large development signboard announcing the upcoming Phase 2 development.

5.1. Development Project Update

Lebra Development (the Developer) are in the process of finalising the required approval and implementation processes for the various projects of the Phase 2 development (known as Kameeldrift Extension 1) situated adjacent to the rear boundary of the Estate.

The initial activities will primarily involve the installation of stormwater infrastructure, roads, sewerage, water, and electrical services.

The following related activities will also be undertaken:

5.1.1. Closure of Construction Area

- 5.1.1.1. The fence opening at the small dam, accessible via the gravel road from Burkea Street, will be permanently closed.
- 5.1.1.2. A fence and gate (to be locked) will be erected where the paved section of Acasia Street ends, beyond Stand 2.
- 5.1.1.3. A locked access gate will be installed where the paving ends on the opposite side of Acasia Street, beyond Unit 103.
- 5.1.1.4. Access through this gate will be restricted to the resident of Unit 150 and authorised security personnel. This will be a "NO GO" area for the time of construction.

Target Date: August 1, 2026

5.1.2. Construction Gate

- 5.1.2.1. A dedicated construction access gate will be established on the western boundary of the Estate, with an access road located outside the Estate.
- 5.1.2.2. The construction gate will be monitored by security personnel on a 24-hour basis.

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5.1.3. Green Belt Area

- 5.1.3.1. An additional fence will be installed around the green belt area on the Northern side of Phase 2, to provide the final space where the wildlife will roam once Phase 2 has been completed.
- 5.1.3.2. During the construction period, pine trees and other invasive plant species within the area will be removed as part of the approved environmental management plan.

5.1.4. Access Restrictions

- 5.1.4.1. Residents will not be permitted access to the construction area for the duration of the project due to Occupational Health and Safety requirements.
- 5.1.4.2. Estate agents, contractors, suppliers, and construction vehicles associated with the development will be required to utilise the designated Construction Gate.

5.1.5. Wildlife Management

- 5.1.5.1. In order to ensure the sustainability of the available green space, the number of animals within the area will need to be reduced.
- 5.1.5.2. This process will be managed by a qualified veterinarian who specialises in wildlife darting, handling, and relocation, ensuring that all activities are conducted in a humane and professional manner.

6. Fibre

Despite multiple communications issued through official correspondence, meetings, and the community WhatsApp group, the question of “when will fibre be installed?” continues to arise.

As previously communicated, there appears to be ongoing confusion on this matter, and in some instances, the Board of Directors has been accused of disregarding the issue.

We wish to clarify that, at present, the installation of fibre within Phase 1 of the Estate seems not yet financially viable according to the current service providers, contractors and costs related to the infrastructure but addressing this matter remains a high priority for the Board of Directors.

However, this position may change in future, particularly once Phase 2 of the development has been completed, which could improve the feasibility for an Internet Service Provider to consider investment in the infrastructure.

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7. Wildlife in the Estate

Living in close proximity to free-roaming wildlife is one of the defining characteristics of our Estate

The estate has been designed in line with eco-estate principles, allowing game and other wildlife to move safely between indigenous bushveld, greenbelts, and residential areas.

Within the Estate various species such as zebra, several antelope species, birds and smaller mammals may be observed.

The undeveloped greenbelt areas serve as natural wildlife corridors, supporting biodiversity and providing essential habitat for insects, reptiles, and birdlife.

In addition, nearby conservation areas, such as the Roodeplaat Dam Nature Reserve, contribute to the broader ecological system by preserving natural habitat and regional flora and fauna.

Living in this environment requires a level of understanding and cooperation from residents to ensure a balanced coexistence between humans and wildlife.

Many residents are drawn to the estate specifically because of its natural surroundings, where wildlife occurs as part of the broader ecosystem extending across surrounding farmland and natural bushveld.

It is acknowledged that some residents may feel uncomfortable with the presence of reptiles or other wildlife that occasionally enter residential areas, but this is an inherent aspect of living in such an environment.

In cases where reptiles or other wildlife enter residential properties, there are individuals in the area who assist with humane capture and relocation.

Please acquaint yourself regularly with all the available services and contact detail of the service providers.

These individuals typically operate independently, driven by their interest in and respect for wildlife, and in most cases do so without formal compensation for their time or expenses.

The Board of Directors does not have any formal agreements with these service providers.

As a gesture of appreciation for their assistance, a discretionary gratuity may be provided upon successful removal of wildlife from residential areas.

Not only the green belt areas but also vacant stands and adjacent areas consist of natural bush, rocks, and undisturbed ground formations, which provide shelter for birds, reptiles and other small wildlife.

For interest, it should be noted that reptiles that also include lizards, chameleons and geckoes do not truly hibernate; instead, they enter a state known as brumation.

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During this period, they may occasionally seek warmth, and one of the preferred sources of heat is the warm surface of street paving, which retains heat for extended periods.

However, when disturbed, reptiles will instinctively move quickly into nearby vegetation or sheltered areas to avoid perceived threats.

Residents are kindly requested to join the reptile handlers WhatsApp group by contacting Heidi at 083 374 7087 or Awie at 082 838 2233.

8. Project Clean Drive

As communicated in various notices issued to all residents, as well as to specific property owners, the Estate continues to promote "Project Clean Drive" as part of our ongoing commitment to restoring and maintaining the Estate as a premier residential community.

Maintaining this standard requires consistent care and attention to ensure that the Estate remains a well-kept and desirable place to live.

Proper maintenance of properties not only protects individual investment value but also contributes to the overall appearance and long-term value of the Estate.

Some time ago, a property valuation assessment was conducted within the Estate.

One of the key findings was that, while many residents have invested significantly in well-maintained and attractive properties that enhance the overall appeal of the community, even a small number of neglected properties can negatively impact the broader estate value.

The Board of Directors has received a positive response from residents regarding the maintenance schedule, and we also acknowledge and appreciate those who have already completed required maintenance work.

The Board further recognises that some maintenance may not be completed immediately due to financial constraints.

In such cases, residents are kindly requested to submit a proposed maintenance plan, including a realistic timeframe for completion, to the Board of Directors no later than end July 2026, in line with the Board's responsibility to ensure consistent property standards across the Estate.

All submissions should be emailed to: nicol@hkadmin.co.za.

Should you have any questions or require further clarification, please do not hesitate to contact the Estate Manager.

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9. Community Living

Living within a community—regardless of size—requires the development of habits and behaviours that enable all residents to coexist respectfully with individuals who may hold different values, lifestyles, and beliefs.

A healthy and harmonious neighbourhood is built on the willingness of residents to support one another and to work together through life's challenges.

While it may not always be possible to form close friendships with all neighbours, we can all choose to treat one another with courtesy, kindness, and respect.

Our Estate has been designed to provide a private and secure living environment, offering unique benefits such as safety, natural surroundings, and a strong sense of community within a rapidly developing village context.

These advantages can only be sustained through the positive will and contribution of all residents.

This requires maturity in how we interact with one another, resolve differences, and uphold a culture of tolerance, respect, and harmony.

The BOD kindly encourages all residents to exercise restraint and to avoid reacting aggressively in challenging situations.

Even well-intentioned actions or heated discussions can sometimes lead to unintended consequences.

We encourage continued patience, understanding, and mutual respect so that we may preserve the positive and welcoming atmosphere that makes our Estate a desirable place to live.

10. R513 Traffic

At this stage, Gautrans has not indicated any plans to install traffic signals at the Estate entrance.

Their preferred solution has been to relocate the existing traffic light to the T-junction further along the road.

The Estate Manager, together with a resident who is actively involved in matters relating to the maintenance of the R513, remains in ongoing discussions with Gautrans to investigate the feasibility of installing traffic barriers.

The introduction of such barriers could assist in alleviating the impact of early-morning traffic congestion and help prevent motorists from creating multiple informal lanes on the gravel section of the road, a practice that poses both safety and traffic management concerns.

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11. Speeding & Traffic Signs

Additional speed humps have been installed at the corner of Acacia and Burkea Streets.

While these measures have significantly reduced speeding, the BOD requests that the remaining few drivers who continue to disregard the traffic calming measures desist from doing so.

Continued non-compliance may necessitate further interventions, including the potential installation of a dedicated camera enforcement system, which would result in additional costs for the Estate.

12. Levy Payments & Arrear Collections

The current policy relating to access control for owners with outstanding levies remains unchanged.

Owners in arrears may only be granted access via the ID system, instead of facial recognition, once a minimum payment of 60% of the outstanding balance has been made and a written undertaking has been provided to settle the remaining amount.

We trust that owners took note that rental agents have advised that this arrangement can create difficulties for tenants when access approvals are delayed as a result of owner arrears.

To address these concerns, Huurkor Admin will engage with rental agents and recommend that lease agreements be amended to provide for rental income to be applied first towards any outstanding HOA levies before being paid to the property owner.

13. AGM

The Annual General Meeting is scheduled to take place during Mid-September 2026.

14. Community Hall

The ground floor of the Community Hall will be repurposed as marketing offices for Phase 2 of the development.

The following matters are still in the process of being finalised before we can be considered in renting the facility out to functions:

- Usage rules and guidelines
- Rental costing
- Revised building plans
- Occupation certificate
- Acoustic considerations

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15. Estate Sewerage System – Maintenance & Management

Although various communications have previously been circulated regarding the sewerage system, this section is included to ensure that all owners, tenants, visitors, domestic workers, gardeners, and contractors are fully informed of the importance of correct system usage.

Most people understandably do not consider what happens after wastewater is flushed or drained from sinks, baths, or showers.

According to the approved Municipal infrastructure, within the Estate, wastewater is collected in a large underground holding tank (Pump Station 1), located only a few metres from residential units.

From there, it is pumped approximately one kilometre to a second underground holding tank (Pump Station 2), and thereafter transferred to a municipal treatment facility.

The proper functioning of this system is essential. A significant operational challenge arises when inappropriate or non-biodegradable materials are introduced into the system.

Items such as plastics, condoms, mop strings, sanitary products, nappies, and similar waste frequently cause blockages and damage to the pumps when flushed into the system.

When the pumps are unable to operate, the holding tanks fill rapidly, resulting in a significant operational disruption and potential health risk.

To illustrate the financial implications:

- The replacement of a single pump exceeds R1 million (there are four pumps in total).
- Tank emptying costs more than R3,000 for the first 10,000 litres, plus R500 per additional 1,000 litres, up to a maximum of 80,000 litres.
- Replacing a pump starter due to overheating costs approximately R40,000 per unit.

Until the sewer service is fully taken over by the municipality, the annual maintenance cost of approximately R400,000 for the two pump stations is currently absorbed by the developer.

Replacing of any of these items could unfortunately result in substantial Levy increases.

Although costly to maintain, this system remains the only viable solution currently available to the Estate.

Residents are therefore strongly requested to:

- **Provide suitable sanitation bins in all bathrooms.**
- **Display clear informational notices or guides in bathrooms and kitchens to promote awareness.**
- **Ensure that visitors, domestic staff, gardeners, and contractors are informed of these requirements.**

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While an incinerator system is being considered to assist with the removal of foreign objects, it is not a guaranteed solution.

Ultimately, like all over the world, the responsibility rests with all users of the system to ensure that only appropriate waste is flushed into toilets and drains.

Failure to do so may result in significant future financial burdens for all property owners through increased estate levies, as the developer cannot continue to absorb the ongoing costs associated with improper use of the system.

Best Regards,

Chairman of the Board of Directors.