



From the Chairperson of the Board of Directors:

Dear Members,

The last year provided for a vastly different outlook at life in general. We have all had restrictions in movement and with no doubt changes to our lifestyles.

The Board has worked together well with a multitude of good solid informational input, all aimed at supporting a balanced approach to the running of the Estate and I would like to thank my fellow Board members for their valuable input and support.

A big thank you to Annelie, Ernst and their teams for the sterling job they are doing in the daily running of the Estate.

Our AGM was held in March 2021 with changes in governance documents and new projects being approved. These changes will be communicated to all members. I would also like to welcome all re-elected / new-elected Board members and I look

forward to working with them for the coming year.

The Estate has continued to provide a lovely clear feel of the bush especially due to the abundant rainfall we had during the summer season.

The Housing development on the Estate has been steadily growing and although building operations were delayed for several months, they are getting back up to speed very quickly. The Board of Directors wishes all new owners all the best in their new dwellings.

It is delightful to hear the excitement of new owners when game is spotted right at their front doors, not to mention the thrill received from the grunts of lions in the not to far distance, I am sure this wonderment never leaves residents, after all, this is why we all choose to live in a beautiful place like Moditlo.

George Brownlow
Chairperson MEHOA



From the Estate Manager:

Driving into the Estate every day remains such a wonderful experience, especially with a welcoming committee in the form of some curious giraffes nearly every morning. This is truly a privilege every single day.



Some feedback on the past few months:

After the recent AGM a few changes was implemented in the Architectural Guidelines to ensure that the members as well as the committee has a clear set of guidelines to ensure correct and speedy plan approvals.

Past planning of quarterly meetings with the Estate Agents marketing properties in Moditlo Estate are in process with the first to take place in the next few months.

This will ensure all Estate Agents are up to date with new rules and also give us a glimpse of the ever changing property market in the area.

The Board of Directors decided that all media work should be done in-house. You will note that a new road map was designed and can be accessed digitally from the following link: <https://shared-assets.adobe.com/link/ba214e56-9850-45ae-52fc-104f00280201>

The Board is currently looking into various security options to better the access control and overall

security on the Estate. The At the Gate scanning system was approved at the recent AGM and is in implementing phase.

As most of you know our newly built bridge at Waterbuck/Mbezi encountered a problem in the latter part of 2020. The Engineers identified the problem and we are awaiting a final date for repairs to commence. We hope to have this resolved and have the bridge operational again as soon as possible.

An approval for the appointment of an Operational Assistant was given at the recent AGM and we are currently in advertising phase. The operational assistant will work alongside Ernst and receive the necessary training regarding day to day operations on the Estate.

Our architectural committee is functioning very well. The committee comprises of two of our resident members as well as our appointed electrician and Ernst Scheepers our Operational Manager, that see to the scrutiny and approval of all building plans. We want to thank the committee for constant dedication and professionalism in seeing to this very important function of the Estate.

It has indeed been a difficult year for all of us, but amidst all of this Moditlo Estate came away relatively unscathed compared to the rest.

I would like to thank our members for their continuous support, and I would also like to thank the Board of Directors, Ernst Scheepers and the rest of our teams for their hard work, dedication and professionalism.

I honestly believe that Moditlo is one of the prime Estates in the area and we will continue to better ourselves, because in the end, with all that has happened and may still happen, we are truly blessed to be part of such a wonderful place.

Annelie Roets

Estate Manager Moditlo HOA



From the Operational Manager

The bush was especially lush and beautiful due to the good rainfall we had for the season and which was a welcome change from the previous year.

RAINFALL:

Our rainfall from October until March was around 630mm. All our dams are in great condition after the abundance in rainfall.



Python Dam



Quarry dam



Lente se dam

ROADS:

I am happy to report that even after a season of heavy rains, our main service roads are still in a good condition.

We have started in March with general maintenance on all the roads.

To improve the game viewing experience, the following bush tracks are available.

- Hoep Hoep / Nyala
- Crescent, Umbrella /Impala towards Jackalberry
- Link from two roads above towards Impala
- Impala towards Waterbuck
- Python Dam towards Tamboti
- Silver Cluster towards Reservoir
- Reservoir towards Impala (opposite entrance to Knob thorn)

FENCES:

You will be surprised how many old snares we still pick up on a daily basis.

The farm Scotia and Fleur de Lys are our biggest concern for poaching. It was decided to upgrade these fences to ensure proper security.

Phase 1 which was the 900 meters, between Moditlo and Scotia was recently finished.



Upgraded fence – Moditlo / Scotia

CONSTRUCTION:

Construction on the Estate is going very well with about 42 houses completed and 15 houses in construction at the moment. We are also awaiting the approval of at least another 12 plans that are in process.

Ernst Scheepers

Operational Manager MEHOA



Lion Cubs:

The rumour of three lion cubs is true, the lioness has kept them well hidden, and they are about eleven months old now and at last she is now fairly happy to show us her cubs. This photograph was taken in November 2020.



We were informed that there are two females and one male cub shown here.

The mother of these cubs is a sister to the handsome young male lion often seen roaming alone on Moditlo Estate. Hopefully he will soon find a female to roam with.



Nesting Birds:

We counted 16 active White-back vulture nests and was unable to follow up on all but am sure they all successfully raised their chicks.

Wahlberg's Eagle chick has flown! Found the youngster becoming impatient when parents did not share their food.



The buffalo in the buffalo camp enjoying the water holes filled by the lovely rains.



It is a dream of Blue Canyon Private Game Reserve to release these buffalo once we are able to put double fence around the Reserve.



Should we be concerned about the owl population on Moditlo?

The Spotted Eagle owl and African Barred Owlet was often heard nearby, but it has been a while since I have heard them in Moditlo. The Spotted Eagle-Owl is not threatened and is common and widespread.

Although these owls are quite capable of looking after themselves and have adapted to many human-altered landscapes, too many owls die unnecessarily due to human action. They die from consuming poisoned rats. They fly into strands of barbed wire on fences. They are hit by motor vehicles etc.

You can help by not poisoning rats with pesticides as this also harms or kills the owls feeding on the poisoned rats. Please slow down when driving at night and be alert to the possibility of hitting an owl on the road.

Below photos show the Spotted Eagle-Owl and the African Barred Owlet, both normally seen and heard on Moditlo. The Barn Owl, African Wood Owl, Southern White-faced Owl, Pearl-spotted Owlet, African Wood Owl, Verreaux's Eagle-Owl, have also not been seen or heard on Moditlo for a while now.

Be mindful of these beautiful creatures and spread the word that owls are useful friends to mankind, as they can help keep the rat and insect populations in check.

Joy Scheepers - Resident



Spotted Eagle-Owl



African Barred Owlet



Why Culling?

Most private reserves in South-Africa are fenced in, in some or other way, especially the smaller areas. When fences are erected, it does not allow for natural migration of animals as they would have experienced in larger open reserves or parks. When fenced reserves and/or parks are created, they need to submit a Management Plan. This plan in particular responds to how animals, fauna & flora will be managed within a fenced environment and the management aspects thereof.

In general, game numbers increase annually due to reproduction. The increase in game numbers then directly impacts the reserves carrying capacity and competition amongst animals, bear in mind that they are fenced in and cannot migrate elsewhere causing conflict. The prevention of habitat degradation is vital in an environment where rapid population growth is a reality.

We all hope for good rain's each year, however this can never be guaranteed. It is always safe to rather expect the minimum rainfall and be grateful for any additional received. As such, natural food sources for game are determined by the size of the property, veld type and appropriate rainfall to name a few.

Given the size of the property it only allows a certain amount of game (which comprises of various species) and therefore any excess game would need to be removed. By not doing so, not only will the excess game perish, but many other will die as the natural food source would have been depleted due to overgrazing.

Game counts are conducted every two years. The information deriving from these counts assist in the overall management plan. It allows for calculated decision making, allowing our game numbers to be kept aligned and to ensure that our natural food sources are not depleted before the winter season and that we do not have to apply supplementary feeding which has a separate financial impact.

There are numerous ways of reducing the game numbers, just to name a few:

1. Reduction of game by predation & natural mortalities. (The reduction in this way will take too long as the reproduction rate and volumes of newborn are far greater than predation).
2. Game capture & sales: Setting up bomas, capturing game and relocating them. (This is a very costly exercise especially when such efforts would need to be deployed in different areas within the reserve, also relocating game out of the "red zone" is not easy due to regulations and further very costly as all animals would need to be tested two to three times before considered for transport).
3. Traditional culling.

Given the numerous options available, traditional culling has been applied to marry the prescribed efforts of the collective management plan. It also serves as the most affordable option in the absence of regular income which has stemmed from COVID-19 and the lack of tourism to our country.

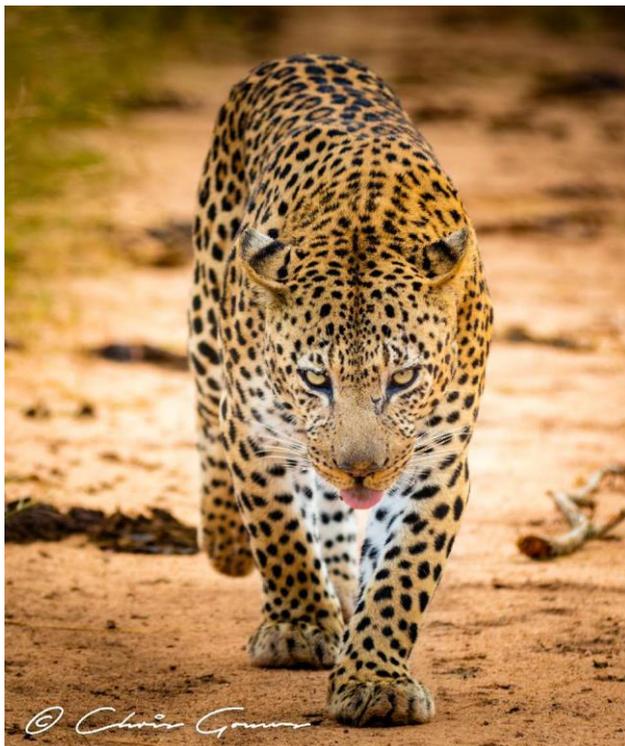
Li Lotriet
Weltrac



As an amateur nature photographer and recent settler in Moditlo, my first impressions of Moditlo are positive.

I am a regular visitor to Sabi Sand Game Reserve, where we concentrate on photographing leopards.

As leopards are territorial animals, I hope to eventually identify and document individual leopards in Moditlo. The Kruger National Park is about 2,000,000 ha or 20,000 km² in size and has a leopard population of about 1,000¹ that means one leopard per 20 km².



The Blue Canyon Private Game Reserve which Moditlo forms a part of, is currently about 10,000 ha or 100 km². Hoedspruit Wildlife Estate regularly documents leopards crawling under the fence and visiting waterholes. Residents have posted video clips online of two leopards entering the estate within minutes of each other.

I believe Moditlo is a more leopard friendly estate; and even if Moditlo's leopard density is lower than that of the Kruger National Park, it would be reasonable to assume that we have a fairly healthy leopard population in Moditlo.

With a little luck and a lot of patience, I hope to soon be able to take my first photographs of Moditlo leopards.

Chris Gouws - Resident



“Ek is die drinker van die bloed, die ding wat donker loop, maar ruk alleen vir eie dors die polsing van die slagaar oop.”

G.A. Watermeyer
Ballade van die bloeddorstige jagter

“I am the drinker of the blood the dark walker, the silent stalker that only rips for own need the throbbing vein to bleed.”

Translation Amanda Coetzee



HELLO!

A hearty hello to all our homeowners and stakeholders! This piece of bushveld heaven is not only home to you, but also to the Greater Kruger Hotel School & Training Centre.



WHAT ARE WE ABOUT?

You have probably seen us as you drive into our spectacular estate, but many of you may be wondering, what on earth is going on there?

Well, now we're here to tell you!

FULL-TIME CHEF STUDENTS

On the full-time student front: we host a vibrant student life at the GKHS Campus is quite unique considering the free roaming wildlife, and open spaces. GKHS gifts a brother and sister like environment, encouraging students to work together in teams whilst helping each other to be the best individual they can be. We cultivate 21st Century Workplace Skills that aids in growing emotional intelligence that assists our full-time students in with creating a professional and balanced lifestyle from early onset in high pressured work environments.



We offer a one year course in becoming a Commis Chef or a three year course in becoming a Chef De Partie.

Students reside on campus for 6 months of the year and are placed out to gain industry experience for the remaining 6 months.

PRIVATE EVENTS

We also host all kinds of events, meetings, Edutainment Classes, Restaurant Evenings, and private romantic dinners in the GKHS building upon bookings. These events are learning opportunities for our students and these hours are also logged in their industry experience logbooks.



LAUNCHING: OEMF Catering KITCHEN at the GKHS PANTRY

Lastly, we have some exciting news to share! Those of you who haven't seen our new "Pink Culinary Flame" on campus... you're missing out! Chef Anita Roux with her renowned catering and culinary consulting business, OEMF (Outstanding, Extraordinaire, Memorable, Food) Catering, has collaborated with us after moving to the Lowveld all the way from Stellenbosch! Chef Anita is not only our Head Chef Lecturer but oversees all our events and catering opportunities.

The GKHS Pantry will be opening its doors soon and will be the home of the OEMF (Outstanding, Extraordinaire, Memorable, Food) Catering Kitchen. We'll be providing you modern Pantry-style shop (in the bottom space at the main gate) where you can pop in for some home-made meals, fresh ingredients and all things convenient! Opening date & working hours to be revealed soon! If you would like to receive more news on this and events happening on campus, pop us a WhatsApp to 082 337 7406 and indicate you'd like to join our newsfeed! Watch this space!

Alanka Craffert - GKHS



Communication channels

Access Control / General: **076 796 3786**

Email office: moditloestatehoa@gmail.com

Estate Manager: **066 212 2408**

Operational Manager: **083 645 7736**

Security Main Gate: **066 220 6706**

WhatsApp groups:

Moditlo Official – For official notices from management to Members.

Moditlo Social and Chat - Try and keep to matters pertaining to Moditlo, no personal attacks, no threats, no swearing, nothing religious, nothing political

Moditlo Services - For service related queries and announcements - NO CHAT



This concludes our Autumn 2021 Newsletter. Thank you to all contributors.

Should you want to publish an article or have any suggestions for our next newsletter please send an e-mail to our office at: moditloestatehoa@gmail.com.

Warmest Regards
The Editor

