



## From the Chairperson of the Board of Directors:

Dear Members,

A warm welcome to all the new Residents at Moditlo Wildlife Estate. We believe that your investment in Moditlo will be as expected and that you will enjoy your investment in this beautiful part of the Lowveld of South Africa. As at the end of October 2023, the Estate had 109 developed stands, 20 stands in development phase, and 23 plans approved where development will start shortly.

A few new projects have been successfully implemented in the past year and we are looking forward to the benefit we will reap from them.

The security of the estate is an ongoing process, and we are currently in the process of upgrading the access controls to be on par with other state of the art Estates in South Africa. Our residents can now make use of the three access points to the Estate. Easier access for Residents will be implemented soon. K9 Security has been appointed as our partners to ensure the Security within the Estate along with providing a safe and secure environment to stay in that will be maintained during the next year.

The financial position of the company remains healthy, and apart from the transportation of water, all costs were firmly managed within the budget for the year ending September 2023. With the current high costs of service delivery, the budget and more specifically the Levies raised will continue to be under stress. We still experience some challenges with reference to the electrical infrastructure and hopefully we can achieve firm solutions within budget to improve the reliability of electricity supply within the Estate. We have also made good progress on the installation of our own generation capacity, and despite all the challenges and ever-changing governance around this, it remains a high priority.

We are also in negotiations for a more permanent and reliable water supply, and we should have a Memorandum of Agreement in place soon. This will be a project of high value, and soon as we have preliminary forecast of numbers, it will be communicated to Residents.



## From the Chairperson of the Board of Directors:

Our roads are in good condition, and a new road maintenance program has been agreed with the service supplier. The paving at the Main gate has been upgraded and our aim is to extend the paving to the Main gate. Speeding remains a big culprit to the condition of our road network, especially from larger and heavier vehicles of the contractors. For this reason, Management is investigating speed enforcement procedures to be implemented on the Estate in the next few months.

It remains the Board's vision and aim to make Moditlo a preferred Estate to invest in, that will not only ensure a safe and enjoyable environment to live in, but also to ensure an environment with acceptable investment growth in the current market conditions. The board wishes to thank each volunteer for their valued expertise and giving up their personal time to ensure we maintain this wonderful estate of ours. Although the board and management would like to avoid unnecessary disciplinary actions, there are certain instances where these actions become necessary to achieve the desired outcome of being a world class estate. With the increasing number of developed stands on the Estate the adherence to the Estate rules becomes even more important for the harmony of all residents. We would like to request each resident to revisit the Rules of the Estate and adhere to them.

The Board would like to wish all our Residents and their families a happy Festive Holiday season. May this beautiful holiday season fill your heart with love, your home with joy and life with laughter.

Wimpie Pieterse

Chairperson MEHOA



# News from the Blue Canyon Conservancy

As with all game counts they are not 100% accurate with a high percentage of error in not seeing every animal within 30,000 acres with many animals being difficult to count as they hide in bushes, trees and holes. However, they still provide the Blue Canyon with important details regarding the animal density.

Animals	Animal Count	Male	Female	Juvenile
Baboon Troop Total	15	0	0	0
Buffalo Total	38	0	0	0
Bushbuck Total	5	1	2	0
Crocodile Total	1	0	0	0
Duiker - Grey Total	56	0	0	0
Elephant Total	27	2	0	0
Giraffe Total	132	3	2	2
Hippo Total	10	0	0	0
Hyena - Spotted Total	1	0	0	0
Impala Total	2775	163	0	0
Kudu Total	150	15	0	0
Lion Total	1	0	0	0
Nyala Total	291	64	23	0
Steenbok Total	3	0	0	0
Warthog Total	166	0	0	0
Waterbuck Total	53	0	8	0
Wildebeest - Blue Total	209	6	0	0
Zebra Total	107	0	0	0

Although the above table is the summary of animals spotted during the game count, I was surprised at the level of detail that is recorded. For each animal identified its exact position is recorded.

Date	Time	Latitude	Longitude	Animals	Animal Count
20/09/2023	08:26:37	-24.442188	30.999233	Vulture Nest	1
20/09/2023	08:32:05	-24.438683	31.002245	Vulture Nest	1
20/09/2023	08:55:54	-24.434765	31.011045	Vulture Nest	1
20/09/2023	09:05:18	-24.471807	31.013905	Vulture Nest	1
20/09/2023	09:05:27	-24.469697	31.013983	Vulture Nest	1
20/09/2023	09:07:41	-24.448888	31.01529	Vulture Nest	1
20/09/2023	09:10:27	-24.438652	31.013985	Vulture Nest	1
20/09/2023	09:22:28	-24.4809	31.021658	Vulture Nest	1
20/09/2023	09:24:16	-24.478968	31.021332	Vulture Nest	1
20/09/2023	10:07:30	-24.486093	31.023423	Vulture Nest	1
20/09/2023	10:07:39	-24.485373	31.022917	Vulture Nest	1
20/09/2023	10:41:30	-24.425698	30.986908	Vulture Nest	1
20/09/2023	10:46:47	-24.428372	30.983905	Vulture Nest	1
20/09/2023	12:10:54	-24.411195	30.962945	Vulture Nest	1
					14

The table above, for example, shows the number of Vulture nests and the location. With this information the Blue Canyon can monitor and study species of interest within the environment to help keep them safe and provide valuable information within the conservancy and share with the Endangered Wildlife Trust. <https://ewt.org.za/>

The work done within the Blue Canyon Private Game Reserve regarding controlling numbers and game management goes towards the MEHOA being able to enjoy these animals within Moditlo. With a fenced environment, such as the Blue Canyon, these animals must be allowed to behave as much as they would if there were no fences. Their natural behaviour is to feed and walk between water sources across the whole Conservancy. There are at least 25 dams within the BCPGR in some 9600Ha

Artificially providing feeding points, water or food will change this behaviour and potentially bring into conflict animals with residents.



# The Elephants of Moditlo by Ian Whyte

## ELEPHANTS OF MODITLO



Ian Whyte

In line with the Blue Canyon Conservancy's policy making the Conservancy a "Big 5" reserve, elephants were introduced, the first nine (a family unit of eight and one young bull) arriving in October 2008. They were translocated from Sabie-Sands area. A few bulls also broke into the Conservancy across the road from Kapama. Some of the adult females were on contraceptives, and consequently the growth rate of this small population has been slow. The most recent census in 2023 revealed a total of 27.

These elephants have free access to the entire Conservancy but are often to be found on the Moditlo Estate. They are mostly welcomed by residents who love to have elephants as neighbours, but some are less pleased to have them close as they have done some damage to beautiful trees on their properties and to some gardens! But that is the nature of elephants, and while the numbers are at a relatively low level, the damage they do will not be excessive and will be accepted by most.

While these elephants have settled well, they can mostly be classified as 'wild' as the healthy, natural fear of humans still prevails. This is how it ideally should be, as it is this respect which plays a large role in keeping humans and elephants apart.

Generally, elephants that live in natural environments are peaceful animals that do not seek conflict with humans, and it is usually only under circumstances of extreme provocation that aggressive interactions take place.

But the concern is that on an estate like Moditlo, increasing numbers of residents, some of whom might be new arrivals with less understanding of the reality of elephants, will inevitably bring more and more contact between people and elephants. This contact will come from elephants moving through between properties, perhaps having access to tasty garden plants, and other 'human' foods which they may be able to access, and to water from unfenced swimming pools.

I would therefore urge Moditlo residents to adopt behaviours that do not encourage familiarity with elephants. If elephants are in the close proximity of your homes, maintain a discrete distance and do not expose yourselves to them in a way that will encourage a familiarity.

Do not encourage them to come close to your homes, and do not overcrowd them or get too close at sightings as these incidents will gradually result in the erosion of their natural fear and respect for humans. This is when elephants (as with all wild animals) can become dangerous. Elephants are immensely powerful animals, and even an irritable swat from one's trunk could do considerable damage or even prove fatal.

The Elephant Specialist Advisory Group (ESAG) have put together a book (*'Understanding Elephants'*) and a useful brochure (*'Guidelines for safe elephant viewing'*) to advise on how to behave appropriately when in the vicinity of elephants. You can contact them at <https://esag.co.za/>

But do enjoy the elephants!

Ian and his Wife Merle will be permanent residents on Moditlo at some point during 2024

Ian was engaged in full-time wildlife research in the Kruger National Park (KNP) for 37 years (1970 - 2007). His MSc (1986) focused on the predator-prey relationships between lions and wildebeest while his PhD (2001) focused on the Conservation Management of the KNP's elephant population. Most of the information from this time is captured in his 2019 Autobiography entitled *'Living the Wild Life – thoughts and stories from a researcher's life in the Kruger National Park'* (432 pp). To obtain a copy of this book, please contact [merle.m.whyte@gmail.com](mailto:merle.m.whyte@gmail.com)



## From the Estate Management team:

Dear Members,

A warm welcome to all members and new residents of Moditlo Estate.

Many projects have been completed over the past year, such as paving at the Main Gate Entrance, upgrading of the middle gate, moving of the contractor's gate and upgrading problem areas of water pipelines and borehole equipment. We would like to highlight the following in terms of current ongoing projects on the Estate:

We are in the process of upgrading the rubbish area to accommodate the growing number of residents in Moditlo Estate.

Our road contractor is currently busy building a portion of Silver Cluster Road due to the growing number of constructions sites on this road and its connecting carousels. Other road works will be attended to in the upcoming year.

Bush clearing and removal of alien plants remains an ongoing process and will continue to be attended to annually.

As mentioned by our chairperson a long-term water supply solution for Moditlo Estate is currently being negotiated. We would like to implore members to use water sparingly as it is a scarce commodity and conservation of water is extremely important.

We would also like to remind residents that they are allowed to do water harvesting in tanks, provided that these tanks are screened as per our rules. Thank you to all residents who so diligently do water conservation and report water leaks and problems to management so promptly.

We would also like to remind residents that drinking points (waterholes) are not allowed in Moditlo Estate, this past year quite a few have been closed and rehabilitated after Letters of Demand were sent out and residents took the necessary corrective action.

In terms of access, we flag shipped the Main Gate on facial recognition to ascertain the efficiency thereof. With minimal issues, we can state that facial recognition will be implemented at all the gates as soon as possible in the new year to ensure all access is on the same system and standard. Our office has and is currently still registering members on the facial recognition. Members are also notified personally as soon as they have been registered on the facial system. You are welcome to contact our office in this regard.

**With the current growth of Moditlo rule breaches within the Estate has increased in the last six months.**

**Formal complaints were received, and management acted upon the following rule breaches and letters of demand / fines were issued:**

**Waterholes = 14**

**Trespassing/offroad = 21**

**Noise / disturbance = 4**

**Speeding = 10 (mostly contractors) some repeat offenders of the contractors were suspended from Estate for a period of time.**

**Security breach = 6**

**Building period = 3**

**Commercial activity without consent = 3**

**Feeding of animals as reported = 6**

**Members are reminded that they are ultimately responsible for all family, guests and employees on their property. You can obtain a copy of all Rules from the office or via our Website.**

We Would like to thank our members for their continuous support, and further would like to thank the Board of Directors the rest of our staff for their hard work, dedication and professionalism.

It remains a privilege to work in such a beautiful Estate.

***The Moditlo Estate Management Team***



## Communication channels

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

Email office: [moditloestatehoa@gmail.com](mailto: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, English Language

**Moditlo Services** - For service-related queries and announcements - NO CHAT, English Language

**Baboon Monitoring Group** – For notifications and updates of Baboons, English Language



This concludes our Spring 2023 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](mailto:moditloestatehoa@gmail.com).

Warmest Regards  
The Editor [alan@hiatt.me.uk](mailto:alan@hiatt.me.uk)

