

Hawaan Forest Estate

NEWSLETTER EDITION

APRIL 2025

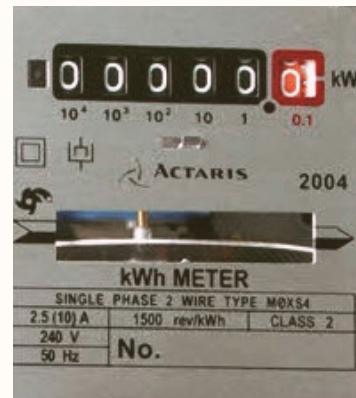
eThekweni Municipality Meter Readings

Are you are having a problem with your meter readings?

You're not alone—especially with the "fun" surprises the municipality sometimes throws our way when the bills arrive!

To make things a little easier, you can refer to the attached Electricity Meter Reading Guide for step-by-step assistance in capturing and submitting your electricity reading. Link: [Electricity Meter Reading Guide](#).

Additionally, for your Water Readings simply send a clear photo of your water meter reading to: eservices@durban.gov.za



If you require assistance in obtaining your meter readings, please email the HOA office at reception@hawaanhoa.co.za and copy security@hawaanhoa.co.za. We will arrange a photo of your reading to be taken and sent to you for submission.



Fence Damage Corner of Portland Drive

On 10 March 2025, security received a report from a resident regarding damage to a section of the estate fence located at the corner of Portland Drive. The damage was caused by a vehicle that had driven into the fence.

Regrettably, the vehicle and its driver had left the scene before an investigation could be conducted, and no identifying details were available at the time.

Given the potential security risk—particularly due to the fence's proximity to the Hawaan Conservation & Residential areas—the HOA responded promptly and appointed a service provider to carry out the necessary repairs, and the affected section of the fence has since been fully reinstated.

If you observe anything unusual or concerning, please report it to security without delay.

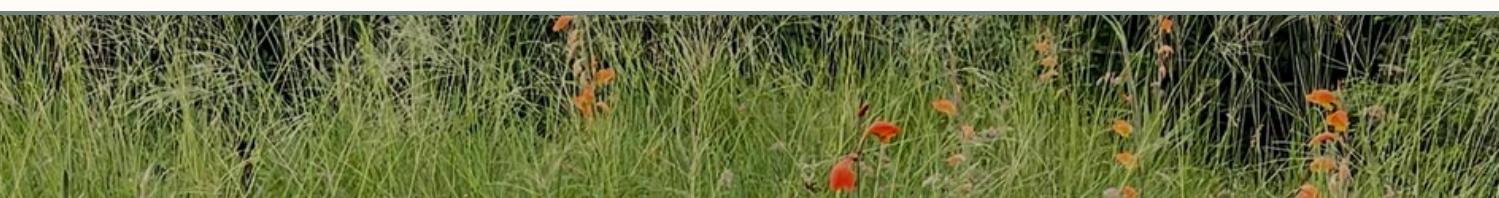
Development Status Update

As our community continues to grow, the estate is steadily transforming. Nine stands remain undeveloped, while two homes have been completed and three more are nearing completion—each one bringing us closer to a fully established community.

Welcome to the Community

We're pleased to extend a warm welcome to the new residents who've recently moved into the newly completed homes, as well as to our two new tenants.

Wishing you a smooth transition. We hope that you'll enjoy the unique environment and enjoy everything our estate community has to offer.



Happy Easter to those residents who are celebrating!

May this season

fill your hearts with peace, your homes with joy,
and your days with hope.



Estate Access Procedures for Agents

The HOA has reviewed and revised the process for agents entering the Estate.

All agents, whether arriving independently or with prospective buyers will be required to notify both the HOA office and Security at least 24 hours in advance via email. This allows for appropriate scheduling.

Biometric access will no longer be available for agents. Instead, upon receiving written authorisation from the relevant property owner (occupied or vacant properties), Security will issue a temporary access code to the agent.

This change follows recent incidents where agents unfamiliar with estate protocols entered restricted areas, including the forest, inadvertently triggering security alerts. These updates are designed to ensure agent visits are properly managed, in line with estate rules, while also preserving other residents privacy.

Non Compliance with the Estate Rules

Living in an estate community means enjoying a lifestyle built on peace, privacy, and mutual respect. However, at the risk of sounding repetitive, but due to the rise in instances where key estate rules are not being followed — particularly concerning pets, noise and disturbances to other Home Owners.

This is a friendly reminder that:

- ◆ Pets are strictly not permitted on the estate. If you currently have pets on the property, we kindly request that arrangements be made for their removal. Should pets be found on the estate, you will be instructed to remove them. If this is not adhered to, the HOA will take the necessary steps to have the animals removed, in line with the Estate Rules.
- ◆ Noise should be kept to respectful levels, please avoid any activity that causes excessive or persistent noise. This includes the use of loud vehicles. These may only be used for direct access or exit from the estate, not recreationally within it. Additionally, music, televisions, or other sound-producing devices are kept at volumes that cannot be heard beyond your property or disturb neighbours.
- ◆ Respect for fellow residents. There have been recent reports of disturbances caused by children knocking on doors and running away. While we appreciate that children are active and curious, we kindly ask that they be supervised and reminded to respect the privacy and property of other homeowners. Residents are responsible for ensuring that their children, and visiting children, do not cause inconvenience or nuisance to others.



Hawaan Forest Conservation Trust

Upcoming iNaturalist City Nature Challenge | 25–28 April 2025

We're excited to take part once again in the annual iNaturalist City Nature Challenge, running from 25 to 28 April 2025.

Hawaan Forest Conservation Trust will be participating with a guided walk led by Bernard on Friday, 25 April. Residents who wish to join the walk are welcome, and those unable to attend are encouraged to explore the estate at their own pace and upload their nature observations to the iNaturalist app anytime during the event period. Let's celebrate the biodiversity around us!

For guidance on how to use the app, visit the iNaturalist Help Centre: [iNaturalist support](#).

Incident observed on Forest Camera

On Sunday, 16 February 2025, an incident was observed via the forest camera system. Two individuals were detected by the cameras in the outer forest perimeter near the M4, far from the homes within the estate.

The matter was promptly escalated to the response team, who arrived on site within minutes. Although the individuals had already left the immediate vicinity, the use of the tracking system allowed the team to follow their movement along the M4 northbound. The individuals were located shortly thereafter, and transported to the Durban North SAPS where a criminal case has since been opened.

We commend the swift and professional response by our security teams, whose coordinated efforts ensured that the situation was quickly brought under control and properly handed over to the authorities.

Lookout Deck Lost to Rainfall



The lookout deck was one of those hidden forest gems—offering quiet, uninterrupted views to those who ventured its way.

Sadly, the heavy rainfall in February caused the bank supporting the deck and overlooking the Ohlanga River to become unstable. Despite the HFCT team's best efforts to secure the structure, further downpours in mid-March led to the loss of the deck.

We know this was a peaceful spot for many residents, but we ask that everyone exercise caution if you are near this area, as the terrain may still be unstable.

Our sincere thanks go to the HFCT team for their commitment in trying to preserve this beautiful feature.

