



Dear Members

This communication serves to update members on engagement between the Pearl Valley HOA and the Val de Vie HOA following the outcome of last week's Special General Meeting (SGM).

Attached is the [letter](#) sent by the Pearl Valley HOA to the Val de Vie HOA Chair on 26 May, following the SGM. The email was intended to inform the Val de Vie HOA of the outcome of the vote, reiterate that Pearl Valley members remain supportive of ongoing reciprocal access and connectivity between the estates, and seek clarity on whether the Val de Vie HOA's previously communicated position regarding full operational separation remains unchanged, or whether it would be willing to engage on possible alternative arrangements.

In the meantime, the Pearl Valley HOA has engaged with both the joint estate security team and the Pearl Valley Golf course owner regarding what may be achievable under a revised reciprocal access arrangement. Both have confirmed that a revised arrangement remains practical and feasible, including continued conditional reciprocal access to certain facilities, while others could operate on a pay-for-use basis or an alternative model.

No response has been received from the Val de Vie HOA to date. In the absence of a response, the Pearl Valley HOA has to assume that Val de Vie's previously communicated position remains unchanged, namely that termination of the current reciprocal access agreement would require full operational separation of the estates. We will, however, continue seeking engagement with the Val de Vie HOA to explore whether an alternative reciprocal access arrangement can be agreed before formal notice of termination is issued at the end of June and the agreement is scheduled to terminate on 30 September 2026.

Members should also note that the Val de Vie SGM scheduled for 25 June 2026, which was expected to include discussion of both the proposed new estate facilities and the reciprocal access agreement, has been cancelled.

Finally, the Pearl Valley HOA notes the communication circulated by the Val de Vie HOA regarding an anticipated increase in gym usage leading to overcrowding during the refurbishment of the Pearl Valley gym. While we support keeping residents informed, it is important that such communication is supported by objective evidence and appropriate context.

Confirmed usage data for the past 18 months shows that Pearl Valley residents accounted for just 12.8% of users of the Val de Vie gym. Therefore, even if every Pearl Valley members who historically used the Pearl Valley gym were to utilise the Val de Vie facility during the refurbishment period, Val de Vie residents would still account for approximately 84% of total gym users.

In addition, Pearl Valley Golf has already implemented alternative arrangements for user groups, including biokineticist clients, within existing Pearl Valley facilities during this entire time. Based on the available data, there appears to be little basis to conclude that the refurbishment will result in any material overcrowding of the Val de Vie gym.

The Pearl Valley HOA believes it is important that communications between the estates remain focused on objective facts and practical solutions, particularly at a time when constructive engagement and cooperation are needed most.

The Pearl Valley HOA remains committed to keeping members informed and will provide further updates should there be any material developments in discussions with the Val de Vie HOA and other relevant stakeholders.

Kind regards

**Pearl Valley HOA Board of Trustees**

**4 June 2026**

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PEARL VALLEY HOME OWNERS ASSOCIATION

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