



Welcome to the fifth edition of *Security Matters*, your quarterly insight into all things safety and security at Val de Vie Estate and Pearl Valley. Covering the period April to June 2025, this edition reflects on another quarter in which vigilance, innovation, and community cooperation remained at the heart of estate life.

Security is a shared responsibility and a cornerstone of our lifestyle. That's why this newsletter exists: to keep you informed, aware, and empowered.

MEET K9 PAXTON - A WORLD-CLASS DETECTION DOG



Val de Vie Estate and Pearl Valley are proud to welcome a remarkable new member to the Bidvest Protea Coin security team: Paxton, a highly trained and exceptionally intelligent Belgian Malinois. Paxton's journey began at a young age, when he showed early signs of

being a standout performer. With a natural eagerness to learn and a strong desire to please, he excelled in his training. Social and well-balanced, Paxton brings the ideal blend of temperament and tenacity to his role.

Having qualified as a narcotics detection dog, Paxton was originally selected for an international contract, replacing a retiring dog abroad. However, when that contract came to an end, Paxton remained in South Africa - fortunate for us. At just over three years old, Paxton was identified as an excellent fit for the estate environment, thanks to his high energy, discipline, and friendly nature. Since joining the team, he has settled in seamlessly and earned admiration for his professionalism and focus.

On Thursday, 17 July 2025, Tactical Officer Kulsen and K9 Paxton were on duty at the contractors' gate when Paxton made his first successful detection - a narcotics seizure involving cannabis. This early success is a testament to Paxton's capabilities and training and affirms the value of deploying highly skilled K9 units as part of a broader security strategy. With K9 Paxton now part of the team, residents can rest assured that security measures continue to evolve to meet the highest international standards.

A SEAMLESS TRANSITION - BIDVEST PROTEA COIN INTEGRATION

The integration of Bidvest Protea Coin (BPC) as a new security service provider to Val de Vie Estate and Pearl Valley was executed with the utmost professionalism, foresight and collaboration. With its hallmark focus on discretion, luxury, and community well-being, the Estate presented a unique operating environment, one that BPC embraced from day one.

From the outset, the BPC team approached the transition with care and respect for the Estate's distinctive culture. Tailored orientation sessions were held to help team members understand residents' lifestyles and expectations. This bespoke approach enabled a smooth cultural fit and placed emphasis on a refined, resident-focused service model. Courtesy, discretion, and attentiveness are at the heart of BPC's operational ethos, values that closely align with those of the Estate.

Alongside this cultural integration, significant attention was given to technology and compliance. Val de Vie Estate and Pearl Valley are equipped with some of the most advanced security infrastructure in the country, including biometric access control, integrated communications platforms, and a network of high-definition surveillance systems. The BPC team underwent intensive training to ensure rapid mastery of these systems and to uphold the estates' uncompromising standards.

Every officer was trained in technical protocols and soft skills such as respectful communication, confidentiality, and presentation. Adherence to the stringent rules of conduct, including appearance and behaviour, was prioritised throughout the onboarding process and reinforced through ongoing supervision and mentorship.

Thanks to the joint efforts of the Val de Vie Estate and Pearl Valley HOAs, Estate Management, and Bidvest Protea Coin's leadership, the transition was seamless. Within a short period, the BPC team has not only aligned with expectations but has added to the collective peace of mind that defines life at Val de Vie Estate and Pearl Valley.

EVERY PERSON MATTERS - RESIDENTIAL EMPLOYEES

A residential estate is not defined by its beauty or infrastructure; it is defined by its people. That includes residents, homeowners, and the many dedicated employees who live and work within households on the estate every day.

One of the most important yet often overlooked aspects of estate safety and emergency preparedness is linking residential employees to the specific properties where they live or work. This is more than an administrative requirement; it is a foundational element of ensuring a secure, well-managed, and responsive community.

Whether it's a medical emergency, a fire, or the need for a fast evacuation, knowing who lives where and who they work for allows estate management and emergency responders to act swiftly, responsibly, and with empathy.

Emergency Readiness

In the event of a crisis, be it flooding, fire, or security threat, clear records help ensure:

- Everyone on the estate is accounted for
- The right people are contacted quickly
- Nobody is left behind

Having this information readily available saves time when every second counts.

Security with Integrity

Linking employees to the homes they serve helps prevent unauthorised access and protects the integrity of the estate. It allows security teams to:

- Verify identities during screening and access control
- Detect unusual activity faster
- Safeguard residents and employees alike

It is not about surveillance; it is about ensuring peace of mind through responsible practices.

Accountability and Assistance

Should a health emergency or incident occur involving an employee, it is vital that we:

- Know who the employee is
- Know who their employer is
- Know who to call for support or next-of-kin

This connection enables timely care and respectful follow-up.

Clarity in Case of Dispute or Injury

When records are in order, there is no ambiguity about responsibility, whether related to employment, injury, or benefits. This supports better relationships and reduces unnecessary complications for everyone involved.

Residents, employers, and estate management each play a part in maintaining a safe and accountable environment. By ensuring that every employee who works and/or lives on the estate is correctly linked to the property where they work, we protect the individual and the integrity of the whole community.

RAPID RESPONSE - AVERTS A FIRE DISASTER

On the afternoon of Thursday, 15 May 2025, swift action and calm professionalism by on-site security officers and the local Fire Department prevented a potentially devastating incident at The Lakes.

At approximately 14:10, a Val de Vie Estate resident alerted the HOA Control Room that her home was on fire. Despite the shock of the situation, her quick call set into motion a highly coordinated response.

At that very moment, Control was in contact with the Fire Department to test the Estate's new radio communication system, a fortunate coincidence that allowed immediate relaying of the emergency details. Within minutes, Officer Zinti was dispatched, equipped with a DCP fire extinguisher, and began tackling the flames in the garage. The Duty Manager, Mr Farmer and other officers also arrived on the scene without delay.

When the team arrived, the fire was already emitting smoke from the garage and roof. Thanks to Officer Zinti's quick deployment of firefighting equipment and the immediate setup of the hydrant, the situation stabilised just as the municipal Fire Department, led by Team Leader Andrew, entered the Estate via the truck lane. By 14:55, the house was cleared of smoke and declared safe.

There were no injuries and, importantly, no water damage to the home. This remarkable outcome is a direct result of the preparedness, vigilance, and swift action of all involved.

The HOA extends sincere thanks to:

- **The resident** for her quick alert and composure
- **Officer Zinti**, whose rapid response and effective use of the fire extinguisher is to be applauded
- **Duty Manager, Mr Farmer** for support on the scene and ensuring hydrant functionality
- **The Drakenstein Fire Department**, for their professionalism and timely intervention
- **The Security Control Room**, for their decisive coordination and real-time communication.

This incident underscores the value of robust emergency procedures, on-site training, and mutual cooperation. It serves as a powerful reminder that preparedness saves property - and lives.

Photographs: House 474 after the fire; Officers Zinti and Riaan



Officer Zinti



Duty Manager, Mr Farmer

WHY USING YOUR MOBILE WHILE DRIVING ISN'T WORTH THE RISK



Every day, we pass each other on the estate roads, families cycling, residents walking their dogs, and children on scooters. It takes just one distracted moment to turn a familiar route into the scene of an avoidable accident.

Using your mobile phone while driving, whether to call, text, send a voice note, or glance at a notification, is not just unsafe. It's dangerous. Not only to you, but to everyone who shares the road with you.

We're all guilty of thinking, "It'll just take a second." But the statistics are sobering:

- Texting while driving increases your crash risk by up to 23 times.
- Even hands-free use doubles your reaction time - as dangerous as texting.
- Drivers on their phones are far more likely to miss stop signs, speed bumps, and red lights.
- You might be looking at the road, but "inattention blindness" means you're not truly seeing what's in front of you.

On an estate like ours, where people feel safe enough to walk, cycle, and run freely, this level of distraction puts lives at risk.

This short but powerful [video](#) is a wake-up call - a stark reminder of just how quickly distracted driving can end in tragedy.

This isn't about rules or enforcement. It's about a shared responsibility to protect one another and to live with awareness, care, and respect. Put the phone down. Let that message wait. Nothing is more important than getting home safely, and helping others do the same.

Choose the Right Thing. Choose to Be Present.

THE SAFEST PLACE IS NOT YOUR LAP

We often see a baby or small child sitting on someone's lap while a car or golf cart is in

motion. It may seem all miles, innocent, even loving. But the truth is, this practice places a child at extreme and unnecessary risk.

Whether on estate roads or in parking areas, driving with a child on your lap can lead to life-changing consequences in seconds, no matter how slowly you're going.

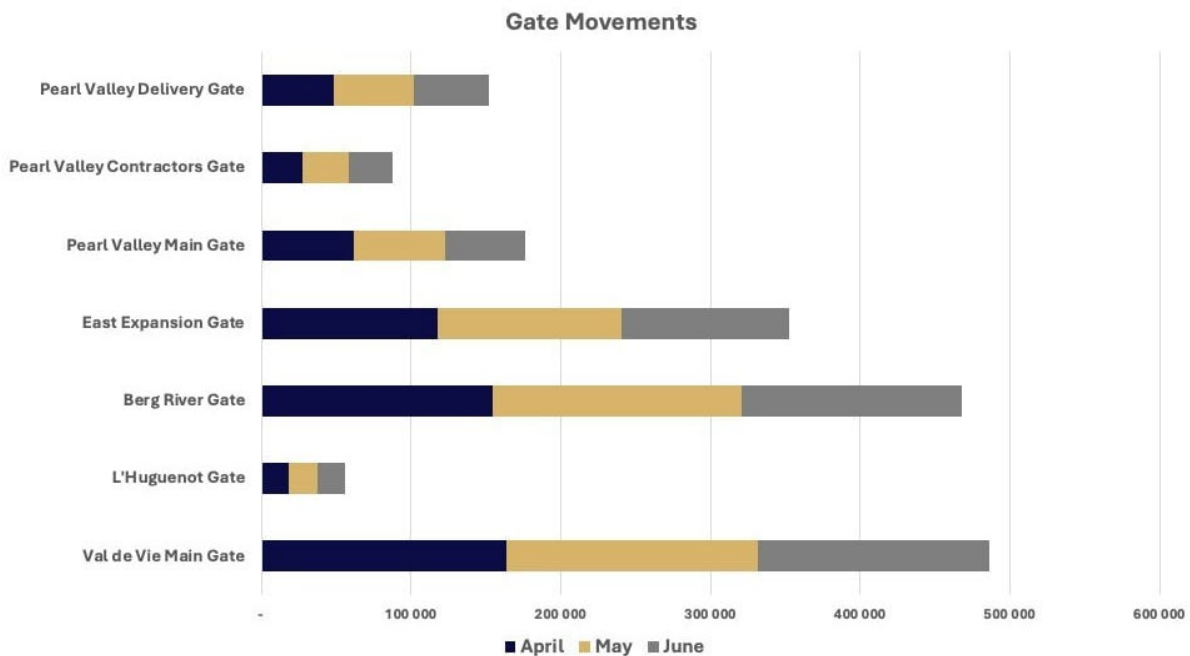
Why This Matters

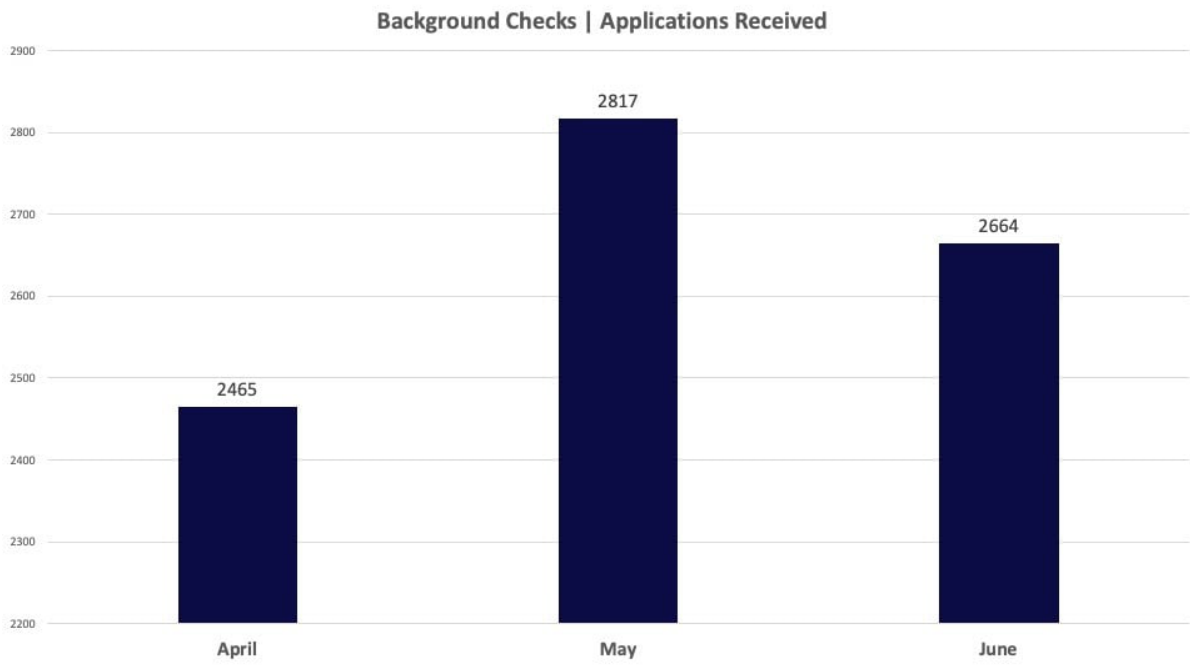
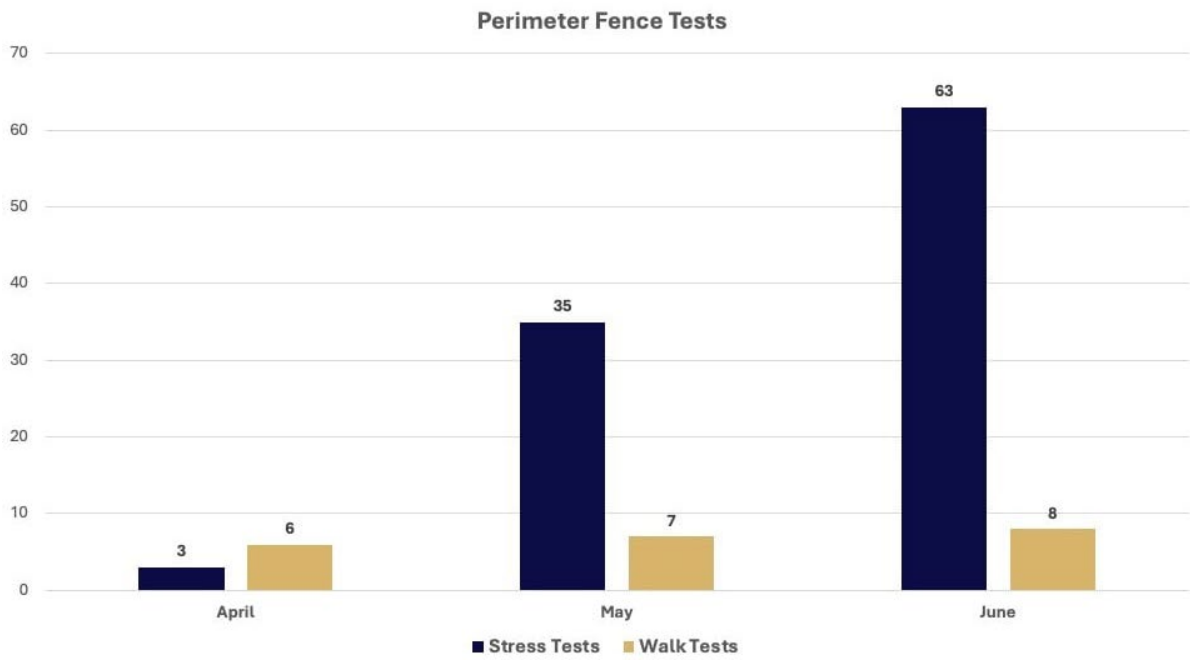
- **No arms are strong enough.** That means in a crash at just 40 km/h, a 10 kg child would be subjected to a force equivalent to 200–400 kg. No adult, no matter how strong or careful, can hold on.
- **Children become projectiles.** Unrestrained children can be thrown against dashboards, windscreens, or ejected entirely from the vehicle, even at low speeds.
- **Airbags save lives, but not here.** A deployed airbag can cause fatal injuries to a child on your lap. They're designed for adult protection, not child safety.
- **Your lap is not a seatbelt.** It might feel safe, but it isn't. Children need to be in properly installed, age-appropriate car seats, every time.
- **Golf carts offer no second chances.** Without safety belts or side protection, they are especially risky. Even a sharp turn or bump can cause a child to fall or be thrown out.
- **It's against the law.** Most countries, including South Africa, require children to be secured in an age appropriate car seat. Not doing so is not just dangerous - it's illegal. The legal requirements and liability rest with the driver.

A Small Act of Care. A Lifetime Impact. It's not about blame; it's about awareness. As a community that values well-being, safety, and respect for all, we each have a responsibility to protect our most vulnerable passengers.

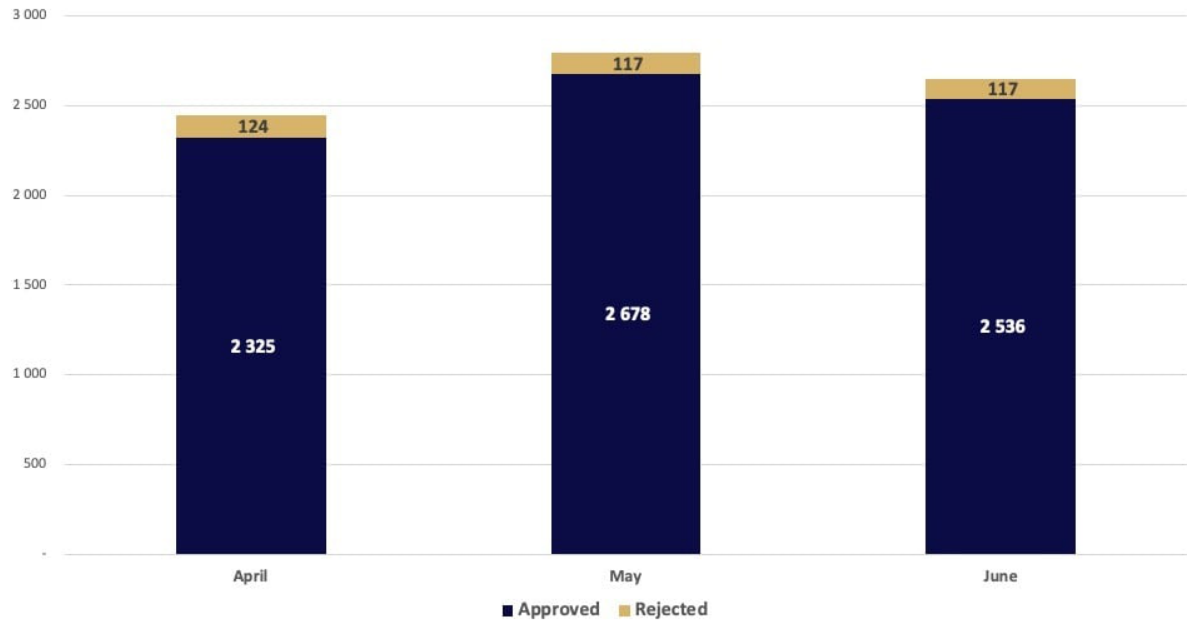
SAFETY IN NUMBERS

The best practices the Security Team established here are highly regarded and are now implemented by many other estates across the country.

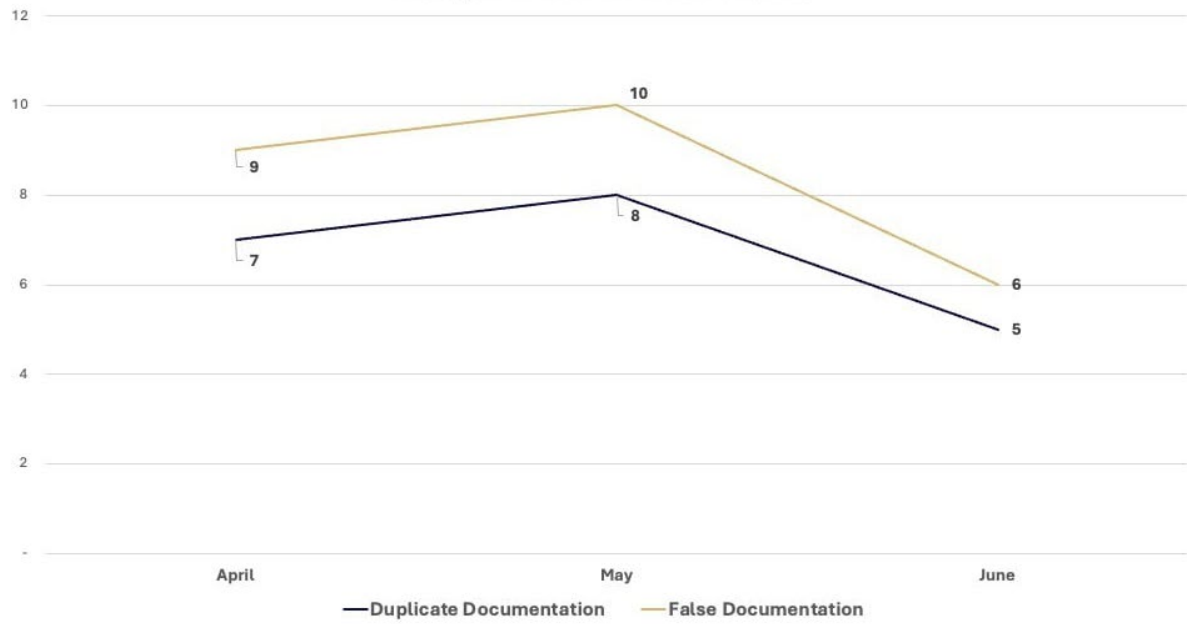


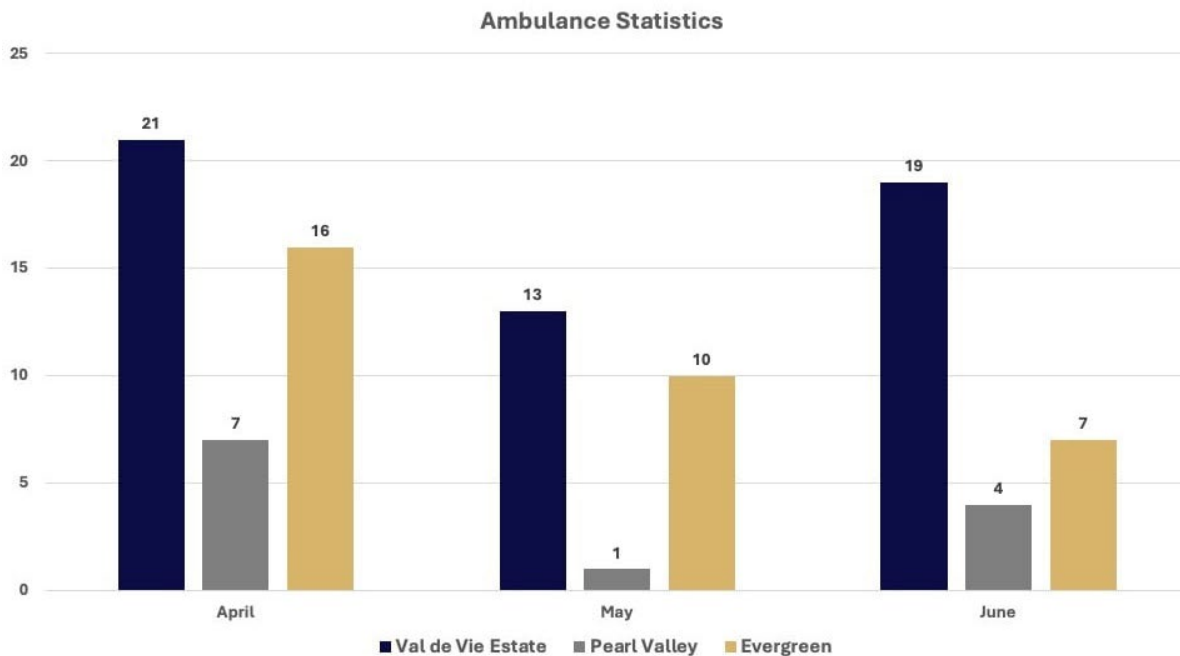


Background Checks | Approved and Rejected



Background Checks Documentation





Thank you for your continued support and cooperation during the second quarter. As we move through winter, we encourage all residents to remain attentive, engaged, and proactive in safeguarding the wellbeing of our estate community.

Yours in Security,
The Security Team
23 July 2025

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