

PEARL VALLEY

— HOME OWNERS ASSOCIATION —

SECURITY MATTERS



Welcome to the sixth edition of SECURITY MATTERS, where security truly matters, and so do the people, systems, and stories that keep our community safe. This edition brings you the latest insights, updates, and stories from July to September 2025.

NEW K9 KENNELS UNDER CONSTRUCTION

As part of our ongoing commitment to world-class security, new on-site kennels are being built to house our K9 Unit permanently. These purpose-designed facilities will enhance our security infrastructure while ensuring the comfort and well-being of the exceptional dogs that help keep our community safe. The kennels include shaded areas, trees, and an irrigation system to help cool the roofs during warmer months.

For everyone's safety, residents are reminded that the kennels are strictly off-limits. Please do not approach, touch, or feed the dogs. Respecting their space allows the K9 team to perform their vital role effectively.



CYBER FRAUD & PHISING - STAY ALERT TO THE RISING THREAT OF AI SCAMS

Technology continues to make our lives easier, but it also gives criminals new tools to deceive even the most cautious among us. In 2025, cyber fraud, phishing, and AI-driven scams are rising sharply across South Africa, targeting individuals, families, and businesses.

Criminals now use generative AI tools to craft highly convincing fake emails, voice recordings, and even videos that impersonate trusted figures such as bank officials, company directors, or family members.

INVITATION - ELECTRONIC COMMERCIAL CRIMES

To learn more and equip yourself with more knowledge, we invite you to attend an information evening with Colonel Dyers, Captain Johnson, and Sergeant Smith.

Date: Tuesday, 11 November 2025

Venue: Evergreen Lifestyle Centre

Time: 18:30

RSVP: Kindly confirm your attendance by emailing ronecia.adams@vdrvhoa.co.za by 16:00 on Friday, 7 November 2025.

COMMUNITY SAFETY STRENGTHENED THROUGH COLLABORATION

The Drakenstein Community Safety Forum (CSF) was officially launched in August 2025, marking a major milestone in strengthening regional safety partnerships.



The CSF brings together a broad network of stakeholders, including Drakenstein Municipality, the South African Police Service (SAPS), Department of Correctional Services, municipal law enforcement, fire and rescue services, private security companies, community police forums (CPFs), neighbourhood watch structures (NHWs), and civil society organisations.

Pearl Valley and Val de Vie Estate are proud to be part of this collaborative platform, working alongside key partners to promote integrated planning, open communication, and shared responsibility.

RISK OUTLOOK - SAFETY IN SOUTH AFRICA'S SECURITY ESTATES

BY BIDVEST PROTEA COIN

South Africa's residential security estates are widely regarded as bastions of safety and exclusivity, with manicured landscapes, perimeter walls, and controlled access creating a perception of fortified living. However, this perception often masks a troubling reality. The real challenge is complex, involving the nuanced identification and management of external and internal threat actors.

Research by the University of South Africa (UNISA) suggests that up to 80% of estate-based crimes involve insider collusion, such as staff members, domestic workers, contractors, or short-term tenants using legitimate access to facilitate criminal activity¹. These internal threats are often more difficult to detect. Unlike external actors who must breach defences, internal threats exploit familiarity, routine, and trust. This dichotomy between visible deterrence and invisible risk exposes the limits of security strategies that fail to incorporate insider threat profiling, behaviour analysis, and robust access governance.

Security is not a by-product of affluence or aesthetics, nor can it be outsourced without strategic oversight. True estate safety depends on an honest and holistic understanding of both internal and external risks and on a commitment to risk-aligned planning, procurement, and operational excellence.

Residents also play a vital role in this ecosystem. Each estate resident shares the responsibility to remain vigilant, protect their families, neighbours, and the broader estate community, and help limit internal threats through awareness and cooperation.

[1] UNISA School of Criminal Justice (2022). Estate Crime Vulnerability Study. Pretoria.

WHO ARE YOU BRINGING INTO OUR ESTATE?

Unvetted Workers Remain Our Biggest Security Risk

Every person who enters our gates impacts the safety of everyone here. The HOA has received reports that some residents pick up unvetted workers and bring them onto the estates. The convenience of one resident does not overrule every resident's right to safety and security.



This poses a serious and preventable security risk. Unvetted individuals have not been screened or registered by the Security Team, meaning their identity and purpose cannot be verified.

Only registered and vetted service providers may access the estates. Please email security@vdrvhoa.co.za for details on the correct enrolment process. By following these procedures, residents help maintain the integrity and safety of our community.

HOSTAGE SURVIVAL TRAINING | INSIGHTFUL AND INSPIRATIONAL

The Security Team recently hosted an exceptional Hostage Survival Training event presented by internationally recognised experts from KIMS International, specialist consultants to our Security operations. The sessions offered a rare opportunity to gain practical insight into the realities and survival strategies of a kidnapping or hostage situation.

Central to the presentation was Gerco van Deventer, Crisis Incident Analyst at KIMS International, who shared his remarkable personal story. With nearly three decades of experience in operational medicine and crisis management across conflict zones such as Afghanistan, Somalia, and Libya, Gerco's expertise is matched only by his resilience.

In November 2017, while en route to a project site in Libya, Gerco was kidnapped and held captive for more than six years, including eight months in the Sahara Desert and over five

years in the custody of Al-Qaeda operatives in Mali. His release in December 2023, following delicate international negotiations, and his reflections on endurance, mindset, and hope gave attendees profound lessons in courage and survival.

The event offered critical awareness and practical guidance and a deep human reminder of the strength of the human spirit in the face of unimaginable adversity.



SAFETY NOTICE | SOLAR PANEL BATTERY FIRE

A recent fire involving a home solar battery bank was swiftly contained by Security and the Drakenstein Fire Brigade, highlighting the importance of proper installation and maintenance of these systems.

Lithium-based home energy systems are safe when correctly installed and maintained, but poor installation, inadequate ventilation, or damaged equipment can pose a risk.



If you have or plan to install solar panels or batteries:

- Use qualified installers and obtain a Certificate of Compliance (CoC).
- Ensure proper placement and ventilation away from flammable materials.
- Schedule regular maintenance and replace damaged components immediately.

If you notice smoke, hear popping or hissing, or smell chemicals, evacuate, close the door if safe to do so, and call:

- Security Control Room: +27 (0)21 863 6101/3
- Drakenstein Fire Department: +27 (0)21 807 6421

Proper installation and maintenance protect your home and your neighbourhood.

COMMUNITY KINDNESS IN ACTION | BIDVEST PROTEA COIN

Our Tactical Team patrols the estates' borders and surrounding areas, including the R301, R45, and Schuurmansfontein Road alongside The Acres, during the early morning hours and at night.



During one of these patrols, two Bidvest Protea Coin Tactical Team members, Jandre Nortje and Heinrich de Silva, went above and beyond their duty. They encountered a motorist whose vehicle had broken down on the R301 and immediately stopped to assist. The officers remained with him until help arrived, ensuring his safety and providing reassurance throughout.

The individual later shared a heartfelt message of gratitude, commending the professionalism, kindness, and genuine care shown by the two Tactical Officers. Moments like these remind us that true security extends beyond the estates' boundaries; it is built on compassion, humanity, and the willingness to help others.

UPDATED SECURITY CONTACT DETAILS

To ensure quick and effective communication in any situation, whether it's an emergency, a general enquiry, or a security concern, we encourage all residents to save the following contact details for the Security Team. Storing them as "Contacts" on your mobile device ensures that help or information is always just a click away.

Email Addresses

Security: security@vdvhoa.co.za

Head of Risk and Security (Marius Herselman): marius.herselman@vdvhoa.co.za

Bidvest Protea Coin Contract Manager (Brett Ashington): ashingtonb@proteacoin.co.za

Telephone Numbers

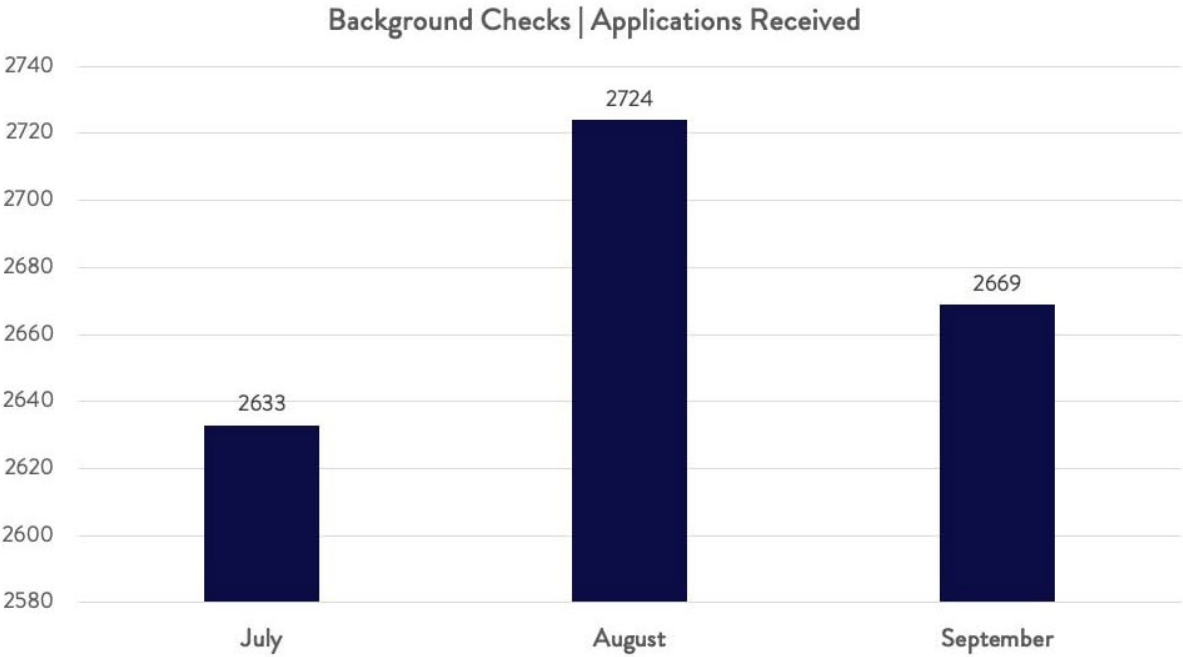
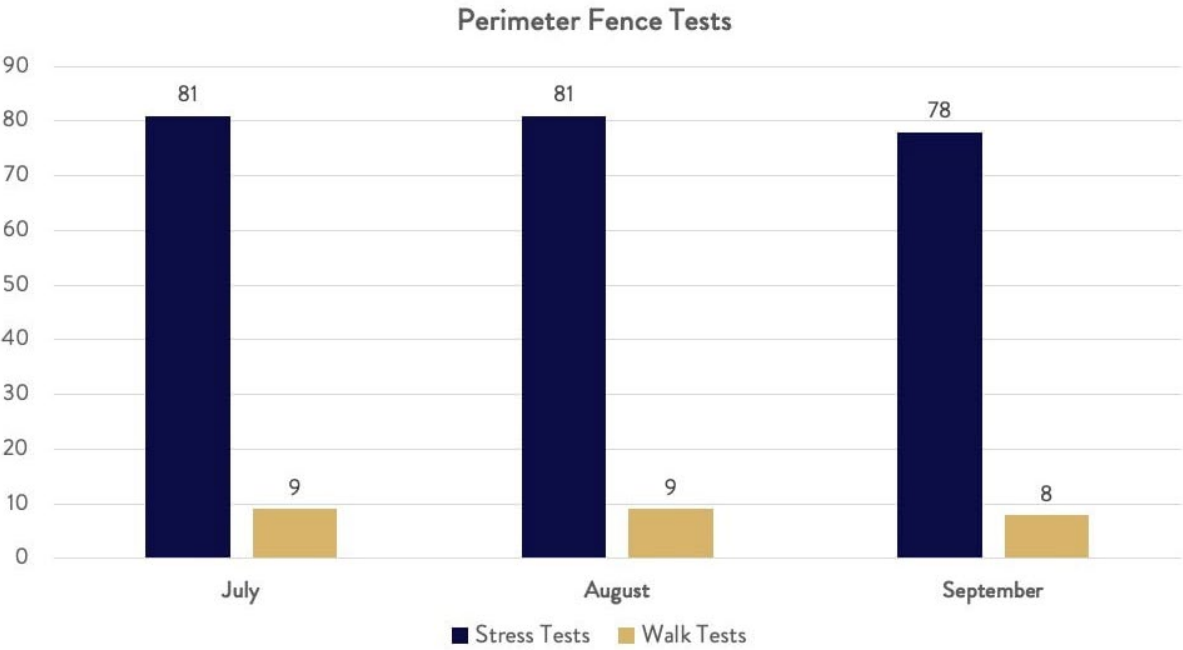
Security Control Room: +27 (0)21 863 6101/3 or +27 (0)21 867 1201

Security Control Room Emergency: +27 (0)82 323 3387

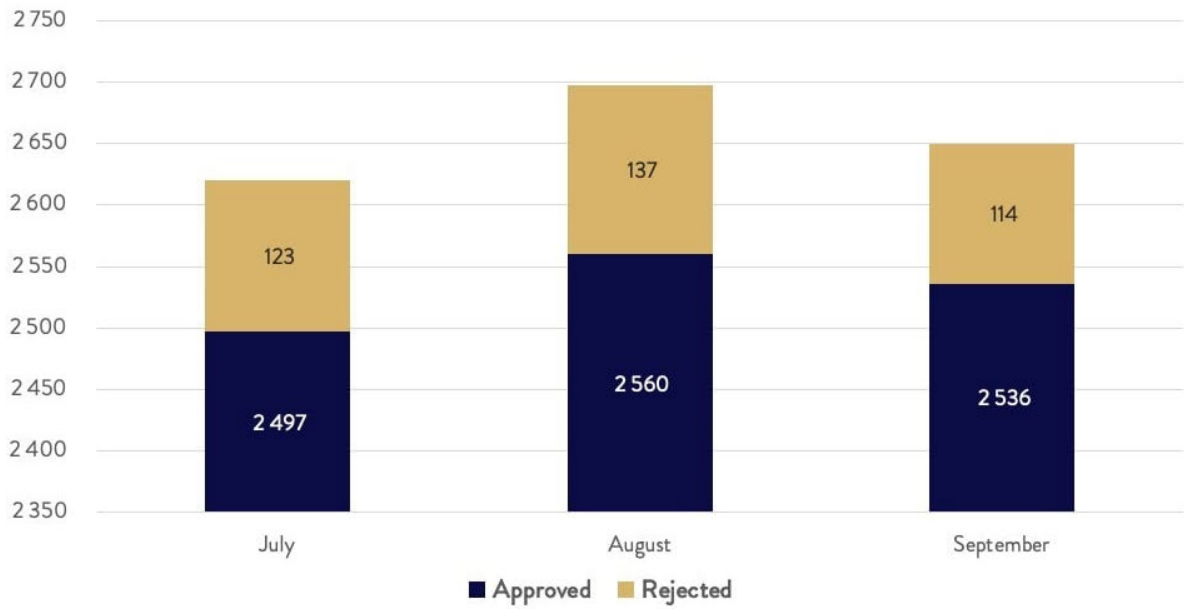
Keeping these details handy helps ensure that the right people can respond swiftly when needed, for your peace of mind and the safety of the entire community.

DATA DRIVEN INSIGHTS

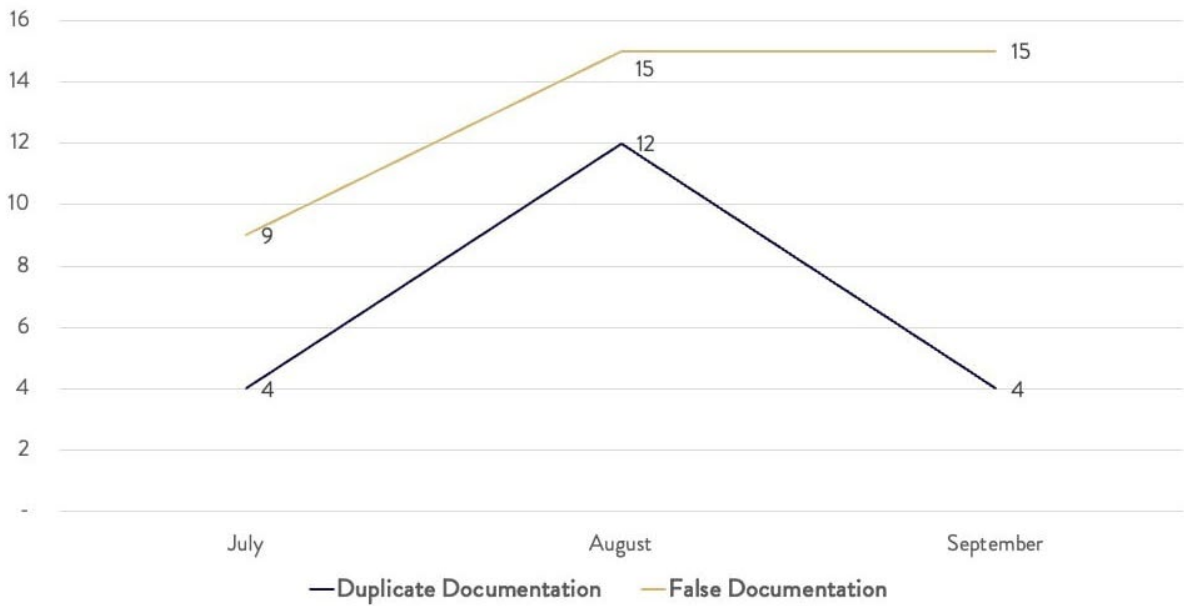
Behind every graph lies a pulse of activity, vigilance, and learning, helping us refine our approach to security month after month. Our data-driven approach ensures that security decisions are always based on insight, not assumption.

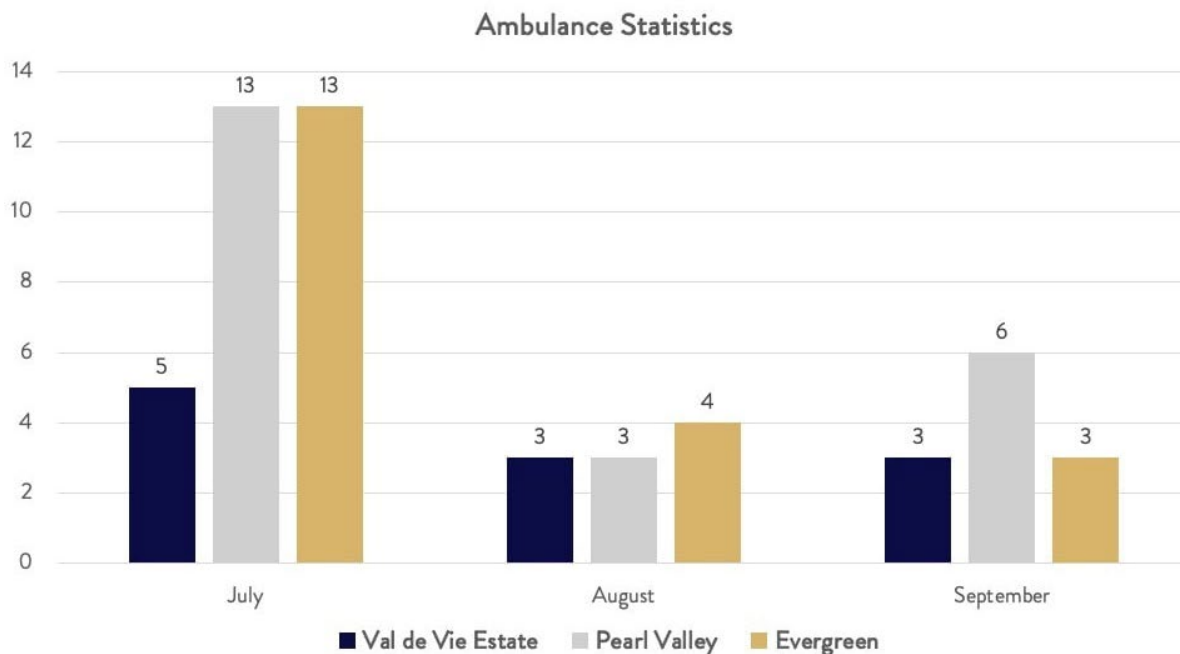


Background Checks | Approved vs Rejected



Background Checks | Documentation





IN CLOSING

As we conclude this edition of SECURITY MATTERS, we are reminded that true safety is built on awareness, kindness, respect and shared responsibility. These values bind us together and remind us that keeping our families and neighbours safe is something we all contribute to, because security truly matters.

Yours in Security,
The Security Team
24 October 2025

PEARL VALLEY HOME OWNERS ASSOCIATION

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