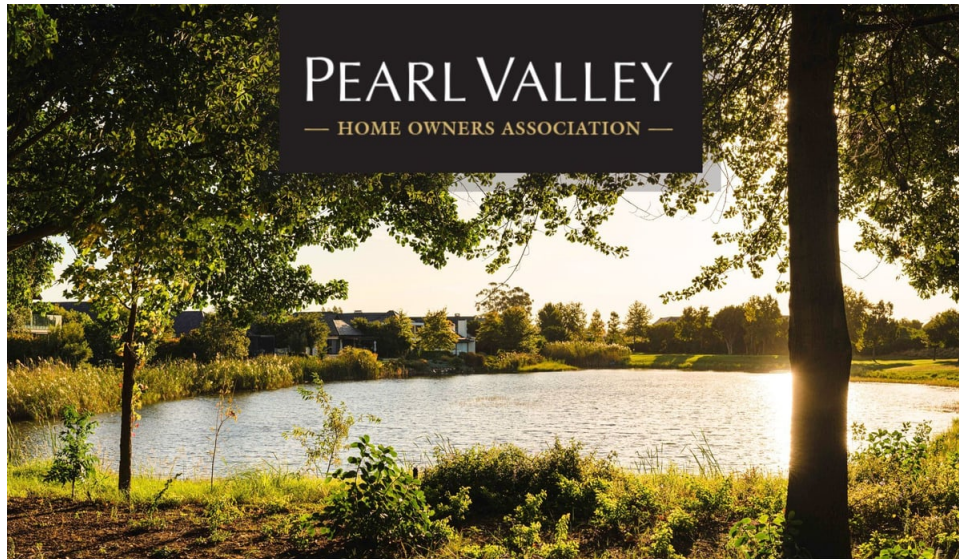




Dear Members

UPDATE FOLLOWING PEARL VALLEY TOWNHALL

Thank you to all members and residents who attended last night's Townhall, both in person and online.

The meeting provided an opportunity to recap the process leading to the termination of the reciprocal access agreement with Val de Vie and, importantly, to provide clarity on the practical arrangements that will apply from 1 October 2026.

As outlined at the meeting, the process was initiated by concerns raised by Pearl Valley members regarding the fairness of the reciprocal access agreement. The Trustees subsequently sought broader member feedback, shared the relevant access data, highlighted the risks associated with termination, and put the decision to members at the 25 May SGM. Of the 394 members who participated, 69% voted to terminate the existing agreement. All previous communications regarding reciprocal access are available on the [Pearl Valley HOA website](#) for members who would like to refer back to them.

Following the vote, the Trustees continued engaging with Val de Vie in an effort to avoid full separation and proposed a revised arrangement that would have retained free reciprocal traversing. Val de Vie did not accept this proposal and, at its SGM on 10 September, its members did not provide the Val de Vie HOA with a mandate to negotiate a revised reciprocal access agreement.

What changes from 1 October

With the current agreement ending on 30 September, the Trustees' focus is now on managing the transition as smoothly as possible. The key arrangements from 1 October are as follows:

Access and traversing

- General inter-estate traversing by vehicle, foot, e-mobility devices and golf carts will come to an end.
- Pearl Valley residents wishing to enter Val de Vie, and Val de Vie residents wishing to enter Pearl Valley, will generally do so through the respective estates' main gates

using the applicable visitor access arrangements.

- Dual access will remain available in certain circumstances, including for residents with property, businesses or rentals on the other estate, as well as qualifying employees, contractors, service providers and delivery services.
- Pearl Valley members with children attending Kinder Ark may also retain dual access.
- Residential employees will have a grace period until the end of October during which they may continue to enter and exit through Val de Vie. From 1 November, they will be required to use the gates of the estate in which they are employed, unless they qualify for dual access.
- Pearl Valley is currently working through the database of users registered on both estates. Users who are already registered will not need to re-register for access to Pearl Valley or undergo a further criminal background check.
- Val de Vie has, however, advised that certain categories of Pearl Valley members with dual access will be required to renew their biometric information and comply with its access requirements.

Security and ambulance services

The existing shared arrangements will continue during the transition:

- The separation of the shared security service will be implemented by the end of February 2027, with security response vehicles retaining inter-estate access until then. Thereafter, each estate will operate under its own independent security contract and management, with no compromise on the current standards of security provision.
- The shared ambulance service will continue until the current contract expires at the end of February 2027, with the ambulance retaining access between the estates during this period.
- The HOA is in discussions with the service provider and other stakeholders, including the Val de Vie HOA, regarding ambulance services beyond February 2027 and will keep members updated.

Facility and service provider access

- Sporting facilities on both estates will be reserved for their respective members.
- Pearl Valley residents will still be able to access businesses and service providers located on Val de Vie, including the pharmacy, medical and professional services, optometrists, hairdressers, soccer and swimming schools and other services.
- Access to these businesses and services will require a visitor code and entry through the applicable Val de Vie access points.
- Val de Vie will not allow gym trainers to issue codes for visitors.

Boundary between the estates

Val de Vie has advised that it intends to install a fence between the estates. Civil works commenced on 21 September, with physical construction expected to begin on 5 October and completion targeted for the end of October.

As reiterated at the Townhall, Pearl Valley does not believe that a physical fence is necessary and does not support this approach.

The Pearl Valley HOA is investigating the regulatory approvals and processes that may be required by Val de Vie for the fence and has sent an urgent letter to the VDVHOA this morning (copy available [here](#)). We will keep members informed of developments in this regard.

Pearl Valley Golf update

We would also like to thank Pearl Valley Golf for attending the Townhall and providing members with an update on the clubhouse and recreational facility renovations. Pearl Valley Golf has committed to a revised programme that will see the Clubhouse renovation work completed by mid-November, barring unforeseen delays.

The Trustees appreciate that the changes from 1 October will require some adjustment. Our focus remains on managing the transition practically, maintaining the security and services residents expect, and keeping members informed as the remaining arrangements are finalised.

Click [here](#) to download a copy of the PowerPoint presentation, and a recording of the entire meeting can be viewed [here](#).

Members are welcome to continue sending any questions to info@pvhoa.co.za.

Kind regards

PVHOA Board of Trustees

22 September 2026

PEARL VALLEY HOME OWNERS ASSOCIATION

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