



## UPDATE ON MEMBERS FEEDBACK RECEIVED

Dear Members

Thank you to all residents who took the time to respond to the recent poll on the current reciprocal access agreement with Val de Vie and possible ways forward. We received just over 150 responses and appreciate the thoughtful and constructive input provided.

At a high level, the responses indicate that most members are not in support of continuing with the current R640 levy paid by Pearl Valley residents to access Val de Vie facilities - especially since the data shows higher usage of Pearl Valley facilities by Val de Vie residents than the other way around.

The majority of member replies raised questions of fairness, particularly since Val de Vie residents are not required to pay any levy to use Pearl Valley's facilities. As a result, most Pearl Valley respondents would prefer to see a reworked reciprocal arrangement that is more balanced, transparent and fair, while retaining certain aspects of cross-estate access.

To support ongoing engagement on this matter, we are sharing a summary of the latest inter-estate usage data (Aug 2024 – Feb 2026) - see relative usage and absolute usage graphs and data below.

[View Reciprocal Access Summary Graphs here](#)

The relative usage graphs depict the percentage use of a particular facility, while the absolute numbers indicate how many members of one estate make use of a facility of the other estate and vice versa. Both methodologies are useful in evaluating the relative cost burden one estate might have on the other. Members are welcome to make use of this information in their own discussions on the matter. The full Excel data files, sanitized for POPIA purposes, are also available on request.

Many members have noted that the data highlights a clear imbalance in certain areas. These patterns are an important factor in considering whether the current levy arrangement paid by Pearl Valley residents should remain in place.

It is also important to note that Pearl Valley's facilities, including the padel courts and pool, are owned and managed by Pearl Valley Golf and are maintained at their cost. No levy is currently paid by Val de Vie residents towards the use or ongoing maintenance of these facilities. Any future arrangement relating to facility access will need to take this into account and will require the involvement and approval of Pearl Valley Golf. The Trustees have been engaging with them as part of this broader process.

Furthermore, the Pearl Valley Homeowners Association has been engaging with Val de Vie trustees on this matter. The Trustees have shared both the latest usage data and a summary of member feedback with the Val de Vie trustees as part of this engagement.

Based on member feedback, which highlights concerns around the fairness of the current levy structure while also indicating strong support for continued reciprocal access, the Trustees are considering a range of potential alternatives to the current agreement. Engagement with Val de Vie on these matters is ongoing. Members are advised to expect formal notice in the coming days for a Special General Meeting (SGM) scheduled for 11 May 2026, at which proposed resolutions will be put forward for members to vote on.

We appreciate the time members have taken to engage on this matter as we continue to work towards a way forward.

Kind regards,

Ivan van Niekerk

Chairman of the PVHOA Board of Trustees

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## **PUBLIC NOTICE: EXTENSION OF VALIDITY PERIOD FOR AN EXISTING LAND USE APPROVAL - DE HOOP DEVELOPMENT**

The HOA has received a number of queries and concerns from residents regarding an application submitted to Drakenstein Municipality for an extension of the development period

relating to the De Hoop Development.

We would like to provide clarity on the matter and encourage informed participation from all homeowners.

The application seeks approval for a five-year extension, from 9 June 2026 to 9 June 2031. In accordance with the applicable By-Law, the official notice and development plans have been made available for homeowner review.

[View Public Notice here](#)

[View Locality Plan here](#)

[View Approved Development Plan here](#)

Homeowners are strongly encouraged to submit objections in their individual capacity. It is important to note that the number of individual objections received may significantly influence the municipality's decision.

Examples of objection letters are currently circulating on platforms such as Facebook, and these could be used, but as a guideline only. Submissions that are clear, relevant, and personally considered will carry the greatest weight.

All objections or comments must be submitted to the City Manager of Drakenstein Municipality **by 17 April 2026**.

Email submissions:

- [customercare@drakenstein.gov.za](mailto:customercare@drakenstein.gov.za)
- Copy to: [Jason.Daniels@drakenstein.gov.za](mailto:Jason.Daniels@drakenstein.gov.za)

Please ensure that the official heading of the notice is used as the subject line when submitting your objection or comment.

The HOA is submitting a formal objection on behalf of Pearl Valley Estate.

[View HOA's Objection Letter here](#)

We have requested the full application documentation from Drakenstein to ensure a thorough and informed response. Our submission will expand on the concerns outlined above, as well as any additional matters identified during our review.

This application has the potential to impact both the immediate surroundings and the long-term value of our estate. The HOA therefore strongly encourages all homeowners to participate in this process by lodging their objections where applicable.

Your involvement is important in ensuring that the collective interests of the community are effectively represented.

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## REMINDER: NEW PEARL VALLEY ESTATE RULES APPROVED

The updated Pearl Valley Estate Rules and Transgression Chart, approved by the Board of Trustees in accordance with the Constitution, have been uploaded to the HOA's website and are effective immediately (a copy is available [here](#)).

All homeowners and residents are encouraged to familiarise themselves, as well as their household members, with the contents of these documents, and to ensure compliance in the spirit of good neighbourliness that is essential for harmonious community living.

Please note that the previous versions of these documents, last updated in August 2020, have been comprehensively revised and restyled. As such, a simple mark-up of changes is not available. However, the previous versions will remain accessible on the HOA's website until 30 April 2026 for comparison purposes.

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The advertisement features a dark grey background. In the top left, there is a logo for 'Blue Ocean MUSSELS' with a stylized mussel shell icon. Below the logo, a bowl of oysters on ice is visible. To the right, a large bowl of cooked mussels in a sauce with herbs and vegetables is shown. A curved banner above the mussel bowl reads 'MUSSELS & OYSTERS DELIVERED TO YOU'. In the bottom left, a box of 'Blue Ocean MUSSELS LIVE MUSSELS' is displayed. At the bottom right, a dark teal banner contains the text 'SHOP ONLINE: [www.blueoceanmussels.com/shop](http://www.blueoceanmussels.com/shop)'.

Shop Online

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# Shop the Pop

SOUTH AFRICA

PAARL

23 APRIL | 9am – 4pm

The Ballroom at Polo Pavilion,  
Val de Vie Estate, Paarl

CURATED SHOPPING

Paarl Luxury Estates Office | 021 300 1658



Pam Golding Properties (Pty) Ltd • Paarl Luxury Estates. Registered with the PPRA. Holder of a Business Property Practitioner FFC. Operating a Trust Account. W +27 21 300 1658 | E paarluxuryestates@pamgolding.co.za

THE PAM GOLDING WAY

## PEARL VALLEY GOLF

### UPCOMING HOLLOW TING PERIOD

Please be advised that the course will be closed for hollow tining from 19 April to 1 May 2026. During this period, the following facilities will be affected:

- The golf course will be closed.
- Driving range will be closed from 21st – 27th April as well as on Friday the 1st May.
- Driving range times when open will be from 10:30 – 18:00.
- The temporary Clubhouse restaurant and the Pearl Valley swimming pool will be closed.
- Both the gym and the sports facilities will remain open.

The Pearl Bistro is open from 07:00 – 15:00 (closed on 21st for a staff function).

## POLO PAVILLION BY BACK'S



**CELEBRATE YOUR SPECIAL MOMENTS**  
*at Back's Polo Pavilion*

Enquiries and bookings: [functions@backs.co.za](mailto:functions@backs.co.za)



[Book online](#)



Time: 18:30 for 19:00 | Teams of 4-8 people | Bookings are essential |  
R50 per person which includes a glass of wine | [Book on Dineplan](#)

[Book online](#)

## CAFE DE SOL

Café Del Sol  
VAL DE VIE ESTATE

*Birthdays, baby showers & anniversaries specially curated for you*

This April no venue hire fee  
Ts & Cs apply

The advertisement features a background of intricate, colorful geometric patterns. On the left, there are three gift boxes of varying sizes. On the right, there is a white line-art illustration of a butterfly.

Café Del Sol  
VAL DE VIE ESTATE

*We're on WhatsApp*

Everything you need, from takeaways to enquiries, just a click away

FOR TAKE-AWAYS / ENQUIRIES

+27 (0)79 458 9181

The advertisement features a background image of a pizza being sliced with a pizza cutter. On the right side, there is a white line-art illustration of a horse and rider.

### PEARL VALLEY HOME OWNERS ASSOCIATION

**Trustees** B Lodewyk, E Lyon, J Miller, B Schäfer, I van Niekerk, D Woolley

**Address** 682, The Acres, Pearl Valley Golf and Country Estate, Mandela Freedom Road, Paarl 7646

**Tel** +27 21 001 4419

**Email** info@pvhoa.co.za

**Website** www.pvhoa.co.za

### EMERGENCY CONTACT DETAILS

- |   |   |
|---|---|
| 📞 Security Control Room: +27 21 867 1201  | 📞 ER24 Paarl: 084 124                             |
| 📞 Pearl Valley Main Gate : +27 21 867 1203  | 📞 Paarl Mediclinic: +27 21 807 8000               |
| 📞 Pearl Valley Clubhouse Reception: +27 867 8000  | 📞 Paarl SAPS: +27 21 807 4000                     |
| 📞 Pearl Valley Enrolment Centre: +27 21 863 6199  | 📞 Paarl Fire Brigade: +27 21 872 2323             |
| 📞 Titanium Securitas Medical Services: +27 21 982 8055<br>(press 1 for medical), or<br>dial +27 64 890 5274 | 📞 Berg River Registration Centre: +27 21 863 6137 |
| 📞 Voltano Metering: +27 86 186 5826   | 📞 Berg River Main Gate: +27 21 863 6101           |
|   | 📞 Val de Vie Main Gate: +27 21 863 6110/6138      |

Disclaimer: Kindly note that the opinions expressed in the communication are those of the authors/advertisers and do not necessarily represent the views of the PVHOA.

Pearl Valley Homeowners Association, R301, Mandela Freedom Road, Paarl, South Africa

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