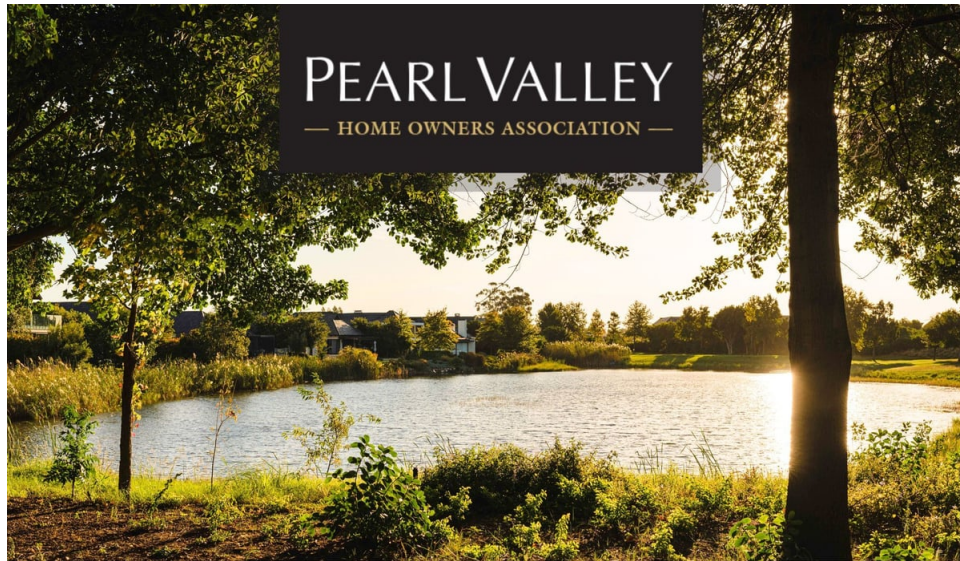




Dear Residents

PRESERVING WHAT MAKES OUR ESTATES SPECIAL

There is an alternative to full separation

Executive summary

Unless a new reciprocal access agreement is reached before **1 October 2026**, Pearl Valley and Val de Vie are currently preparing for **full physical separation**.

If this happens, residents will lose many of the everyday benefits that have developed naturally between our neighbouring communities over many years - freedom of movement between the estates, convenient access to family and friends, and the connected lifestyle that many residents now enjoy.

Physical separation is one possible outcome. It is not the only one.

A practical alternative remains available that preserves the vast majority of today's reciprocal benefits while creating a fairer and more sustainable arrangement for both estates.

Residents should have the opportunity to understand and consider this alternative before the future relationship between the two estates is decided.

Why are the estates facing separation?

Pearl Valley members did **not** vote against reciprocal access.

They voted to terminate the existing reciprocal access levy after objective access and facility usage data, considered by both HOAs, demonstrated that the existing funding arrangement was no longer regarded as equitable. Val de Vie residents accounted for almost 59% of all inter-estate traffic and, relative to the size of each estate, made significant, and in some cases the majority, use of Pearl Valley's biometrically controlled facilities. By comparison, Pearl Valley residents made relatively limited use of equivalent facilities within Val de Vie.

Following extensive resident consultation, **69.03% of Pearl Valley members** voted in favour of replacing the current arrangement in favour of a fairer alternative, should one be agreed between the two HOAs.

The proposal outlined below preserves reciprocal access while replacing the existing funding model.

A practical alternative

Rather than separating the estates, the proposal is to preserve the lifestyle benefits residents value most while changing only those facilities where usage and funding have become disproportionate.

Continue:

- ✓ Reciprocal traversing between both estates
- ✓ Shared security arrangements
- ✓ Shared emergency services
- ✓ Val de Vie access to Pearl Valley golf clubhouse
- ✓ Val de Vie access to Pearl Valley tennis courts
- ✓ Val de Vie access to Pearl Valley basketball court
- ✓ Val de Vie access to Pearl Valley soccer facilities
- ✓ Val de Vie access to Pearl Valley biking trails
- ✓ Val de Vie access to Pearl Valley boma

Change:

Only three biometrically controlled facilities, which transition to a pay for use basis for Val de Vie:

- 🔒 Pearl Valley gym
- 🔒 Pearl Valley swimming pool
- 🔒 Pearl Valley padel courts

The Pearl Valley proposal is conditional on equivalent reciprocal arrangements for Pearl Valley members within the Val de Vie estate where appropriate.

Why this matters

This proposal preserves what many residents value most:

- Moving freely between neighbouring communities
- Visiting family and friends
- Walking and cycling between the estates
- Maintaining the connected lifestyle enjoyed by both communities

while replacing a funding arrangement that Pearl Valley members concluded was no longer equitable.

Instead of losing almost everything through physical separation, this proposal seeks to preserve almost everything residents value.

The future should be decided by residents

The future relationship between Pearl Valley and Val de Vie will affect every homeowner for many years to come.

Residents should therefore have the opportunity to understand and consider **all practical alternatives** before concluding that physical separation is the only way forward.

Kind regards,

Pearl Valley HOA Board of Trustees

27 July 2026

Further information is available below:

[Open Letter to Residents](#)

[Access data](#)

[Letter to Val de Vie HOA dated 17 July 2026](#)

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