



## MESSAGE FROM THE PEARL VALLEY HOA TRUSTEES

Dear fellow residents

Another year draws to a close, and our fantastic estate continues to see property value growth, if the resales are anything to go by.

As you are already aware, Pearl Valley Investments (PVI), the golf course owner, has had a change of shareholding. The new owner is Mr Enrique Razon, a passionate golfer who has great plans for continuing to promote Pearl Valley as the premier course in the country. This evening, Ms Colo Ventosa, a senior representative of Mr Razon's team, is hosting an informal meet and greet with members.

The HOA warmly welcomes Mr Razon and his team and we look forward to working closely with them.

The HOA has also in the past two quarters been working closely with PVI regarding the transfer of the Pearl Valley common areas to the HOA, as well as the completion of the Acres handover to the HOA. We are pleased to share that the departing shareholders of PVI, being Pearl Valley Consortium (PVC) and Val de Vie Investment 2 (VdV2) will continue to be closely involved in the Acres handover process, to ensure that the Acres is brought to the standard required.

The HOA formed a special subcommittee to accelerate this process, and PVC, VdV2, and the HOA are about to formally agree on the list of outstanding items and who is responsible for completion.

The HOA has also stepped up compliance enforcement on building sites at the Acres, as well as again informing owners of vacant plots that the clearance of alien vegetation is a priority. The objective is to bring the Acres aesthetics to a higher standard as soon as possible.

Of course, with 44 active building sites and another 77 vacant stands expected to become building sites in the coming year, the Acres will continue to be a hive of activity for the medium term, and the HOA will do its best to maintain and improve the aesthetics for residents already living in the Acres.

We also have a number of active building and renovation sites on the Pearl Valley side, and the HOA has been active in improving the roads in some areas. We appreciate the patience from residents of the Acres and Pearl Valley while the improvements are ongoing.

The HOA financial situation continues to improve, with a steady growth in the reserves intended to provide adequate cover for future maintenance and capital expenditure necessary to keep growing the value of the estate.

Unfortunately, we continue to see many teenager transgressions on the estate, and as highlighted in a previous update from the HOA, stricter penalties will be applied going forward.

The new Pearl Valley app has been launched, dedicated to our estate, and we urge residents who have not yet migrated from the Val de Vie app to the Pearl Valley app to do so, and the HOA staff are available to help with any sign-up issues you may have in this regard.

Our representatives on the security committee are also excited to be part of the ongoing quest to improve the fantastic security on the estate, and a detailed bulletin was recently sent out in this regard.

We are planning more activities in the new year that enable residents to socialize more, such as a bring-and-braai, and we invite members to submit other ideas to the HOA in this regard.

We are also planning a meeting with the Drakenstein Mayor to discuss the Municipality's services and related matters, and we hope to host a townhall meeting with Municipality representatives at a suitable time in the new year.

The HOA has updated its website with a FAQ section to answer common queries that residents may raise, and we remind you that any further questions can be sent to us at [info@pvhoa.co.za](mailto:info@pvhoa.co.za).

The Board of Trustees would like to thank the estate management staff for their efforts this year. They are a small team, managing a large estate with many active building sites, maintenance and capital expenditure operations, security items, etc.

We would also like to take this opportunity to wish you all a blessed and peaceful festive season, and a wonderful New Year.

**Bev, Emma, Barry, Doug, James and Ivan**  
**PVHOA Trustees**  
**11 December 2024**