



Dear fellow residents

PVHOA TRUSTEES UPDATE

The trustees would like to provide an update since our last note in December.

THE ACRES:

The Acres landscaping has improved, and the HOA team and trustees have been working with the original developer to finalize the outstanding handover items, such as improving the walkways, reinstating the bicycle track, improving the contractors gate entrance, etc.

The alien vegetation was also cleared, and this will be an ongoing challenge until all the properties are built on. We continue to see many new plans being submitted, and are confident most, if not, all properties will be fully developed in the coming two years.

The security breach at the Acres, where an intruder scaled the fence, has necessitated an upgrade to the outer perimeter fence. The finance subcommittee has approved the capital expenditure and work will commence soon.

SOCIAL MEDIA:

We approached a top media lawyer to provide a guide to residents on their rights and obligations regarding social media. This was generally well received by residents, and we have noticed an improvement in the general tone of media posts on the resident chat groups. We are all close neighbours, and having a constructive and positive social media interface is a valuable tool.

RATES:

We, together with VdV and other estate trustees lobbied Drakenstein to keep tariff increase to a reasonable level, in spite of dramatic property valuation increases. This was partly successful, with Drakenstein capping the increase to 12,5% for developed properties, but we feel even this is still out of sync with inflation and we continue to lobby for reductions, given

we do our own maintenance, etc. Furthermore, there are a number of properties that were developed between the current and previous market valuations, and we continue to lobby that the extremely steep increases these owners face be reduced by Drakenstein. On a positive note, the expert opinion we obtained and provided to residents regarding property sales over the last 4 years shows that the rate of increases in property sales is largely in line with the rate of increase in the municipal valuations.

LEVIES:

We have implemented an interim levy increase of 4,5%, which members will have the opportunity to vote on at the AGM in August. Over the last financial year, we have had a healthy growth in our surplus, but we are planning on at least R6,3m capital spend on estate improvements in the coming year, and as such believe that an increase was prudent. The fee for the reciprocal access to VdV facilities will increase by 3% in September.

The MOA for the reciprocal access, approved by a majority of members last year, contemplates an ongoing arrangement over multiple years, unless cancelled by either HOA due to breach or other circumstances such as unreasonable fee increases, construction of commercially attractive new or additional facilities at PV or undue pressure on access routes. Given none of these have transpired the trustees are of the view that the reciprocal access does not need to be re-examined at this point in time.

DELINQUENT BEHAVIOUR:

We thank all residents for their assistance in reducing the instances of delinquent behaviour. Since the last round of fines were levied some months ago, we are pleased to note a decline in such transgressions.

PVI:

The new owners of PVI implemented its new branding identity, and have commenced improvements on the golf course. The trustees and HOA team regularly meet with the PVI team, and will in coming weeks discuss potential other facilities.

PVI has assisted in completing some long outstanding issues, such as rezoning erf 87 (where the post boxes are) to transfer this to the HOA, and progress is being made on registering the servitude on Jack Nicklaus Blvd in favour of the HOA.

INFRASTRUCTURE:

As mentioned above, we are planning a large capex spend to maintain or improve infrastructure and landscaping on the Estate (irrigation pumps, security cameras, road maintenance, storm water improvements, etc.). The bike track is also being rebuilt, and you may have noticed new street signs already.

VDV COOPERATION:

We continue to work closely with our neighbouring trustees on certain issues, such as security, the ambulance service, lobbying Drakenstein, sharing costs on social media legal advice, etc. Whilst we operate as two totally independent HOAs, there are a number of areas where a collective approach has had, and will continue to have, benefits.

POTABLE WATER:

We managed to secure a constructive meeting with the senior team responsible for water affairs at Drakenstein. They have made good progress in clearing the strainers and resolving the low pressure problems. We are now engaging with the Drakenstein team and our civil engineering consultant to explore the possibility of adding a second water line into the Estate, which would provide an increase in the volume of water that can be delivered to the Estate.

ESTATE RULES:

We are in the process of reviewing the estate rules. We intend to find the balance between being very clear but remaining concise. We appreciate the feedback on the rules that many

residents provided during the past few months.

HOA CONTACT DETAILS:

As a reminder, the HOA can be contacted at 021 867 8000 or via email at info@pvhoa.co.za. HOA business hours are from Monday to Thursday from 08:00 to 17:00, and Friday from 08:00 to 16:00.

Please note the HOA will not necessarily deal with non-emergency items outside of business hours.

GENERAL:

We have had a few staff changes in the estate management team, and are still looking to fill a few positions in the maintenance department. This places the small team under additional pressure, and our thanks goes to the team for managing this fantastic estate so well.

On that note I would like to also thank my fellow trustees for putting in long hours on the various subcommittees.

Kind regards,
Ivan van Niekerk (chairman)
14 May 2025

PEARL VALLEY HOME OWNERS ASSOCIATION

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