



Dear fellow residents,

## **PV HOA TRUSTEES NEWSLETTER | 26 OCTOBER 2022**

A little over seven weeks have now passed since the Pearl Valley (PV) Homeowners Association (HOA) Annual General Meeting (AGM) was held on 31 August 2022. In addition, the Pearl Valley Golf Club AGM was held on Wednesday, 19 October 2022.

The PV HOA Board of Trustees comprises four homeowner-elected (“HOE”), one golf-club-elected, and five developer-nominated trustees. The individuals represented on the PV HOA board of trustees are noted below.

### **Homeowner and golf club elected trustees: -**

Beverly Schäfer – HOE  
Barry Lodewyk – HOE  
Nico Stols – HOE  
Justin Willard - HOE  
Ben Pieters – Golf Captain

### **Developer nominated trustees: -**

Hein Koegelenberg  
Ryk Neethling  
Pieter Schoeman  
Damian Wrigley  
James Wilson

The first board of trustees meeting was held on Wednesday, 28 September 2022. Nine trustees attended in person, with only the past Club Captain, Gerhard van der Merwe, unable to attend. The PV Estate Manager, Greg van Heerden, also attended this meeting. The board of trustees provide strategic leadership and guidance to the Estate Manager.

We wish to confirm the continuation of multiple sub-committees, which help to ensure the continuity of strategic leadership and support to our Estate Manager and his team of estate administrators.

For clarity, we remind everyone that our HOA is managed in-house by our own administrative staff, whom our Estate Manager leads. Where additional resources are required, we outsource certain functions; these outsourced resources also report to our

Estate Manager.

You are welcome to direct any enquiry or input you may have directly to the Estate Manager. The established HOA sub-committees and their members are noted below. Please note that each sub-committee, except for the Golf Committee and the Security Committee, is chaired by a homeowner-elected trustee. Several homeowners have been co-opted onto our sub-committees to widen the access to knowledgeable and experienced homeowners. This will also broaden the number of homeowners participating in governing our HOA.

### **1. FINANCE COMMITTEE**

This sub-committee meets monthly to review the Management Accounts.

Barry Lodewyk is the Chairperson. Arnold Cloete, Malan Erasmus and Ivan van Niekerk have been co-opted onto this sub-committee. Pieter Schoeman also participates on this committee.

Barry is pleased to report that following the adoption of the HOA budget and the new monthly levy at the recent AGM, the finances of the HOA are in a positive position. The incorporation of The Acres has substantially improved the financial future of the HOA, which is beneficial to all homeowners.

### **2. SECURITY COMMITTEE**

This is a combined sub-committee with Val de Vie Estate. The sub-committee meets every month.

Beverly Schäfer is the HOE trustee, and Richard Lewis is the co-opted homeowner.

Beverly wishes to assure all homeowners that security is the top priority of the two combined estates. The internal security camera roll-out is well-progressed. In addition, steady progress is being made by the South African Police Service (SAPS) in the investigation into the two recent house burglaries, and a credible lead is being investigated. We cannot disclose sensitive information as it may compromise the ongoing investigation. Further information will be made public as and when the investigation is complete.

### **3. GOLF COMMITTEE**

This sub-committee was established to help improve communication between the golf course owners, PVI, the golfing community and the HOA board of trustees.

Damian Wrigley is the Chairperson, and our newly elected golf club captain, Ben Pieters, is a member of this sub-committee and Hein Koegelenberg.

### **4. ESTATE DEVELOPMENT COMMITTEE**

This sub-committee is responsible for managing the land and infrastructure which is used directly by the PV HOA. This includes the communal land and roads situated in The Acres following its successful incorporation into PV HOA.

The Estate Development Sub-Committee includes Nico Stols, the Chairperson, Justin Willard, James Wilson and Ryk Neethling.

Nico is pleased to report that good progress has been made regarding identifying the areas demarcated to be transferred to the HOA or retained by PVI. The transfer of land to the PV

HOA is a critical step in the process of ending the development period. Additionally, the positive collaboration between trustees and PVI has led to exciting commitments made by PVI for future investment into facilities at Pearl Valley.

## **5. ARCHITECTURAL REVIEW, ASCETICS and LANDSCAPING**

The approval of all building plans is the responsibility of this sub-committee.

Ivan van Niekerk and Greg van Heerden sit on this committee along with the externally appointed design review Architect.

## **6. SUPER ESTATE COMMITTEE**

This new sub-committee includes homeowner representatives from Pearl Valley and Val de Vie. PV is represented by two homeowner-elected trustees and two co-opted homeowners. They are Justin Willard, Nico Stols, Wouter de Vos, and Peter Colombo.

Justin Willard, the co-chairperson on the Super Estate sub-committee, stated that the purpose of this committee is to explore all practical models that are in the best interest of all homeowners to create the envisaged Super Estate. All homeowners have a common interest in negotiating a Super Estate which will operate harmoniously. Regular updates will be circulated for comments and suggestions. This is an interactive, collaborative process, and the meetings are open and transparent. We will create a central platform to ensure open, transparent, and consistent communication. Please be assured that no final decisions will be taken without the homeowners' input and approval. All proposals will be presented to homeowners to vote on at a Special General Meeting (SGM).

We intend to write to you as frequently as possible to keep you informed on HOA matters, and we welcome your constructive feedback.

Best wishes

PV HOA Board of Trustees

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