



Dear Homeowners,

It has come to our attention that certain communications have been disseminated via WhatsApp and Facebook groups yesterday.

We are profoundly concerned by the apparent manipulation of information, which appears aimed at sowing confusion with a specific agenda to advocate for a negative vote on the Super Estate.

It's important to clarify that these communications do not originate from the current elected trustees and do not constitute official correspondence from the HOA.

We strongly encourage homeowners to exercise caution and avoid being misled by partial truths and misinformation. Some of the misrepresented points include, but are not limited to:

- Discrepancies in levies: We will transparently display the direct HOA levies and the outlined R700 differential (illustrated breakdown).

	Current		Proposed	
	PV	VDV	PV	VDV
Levy	3175	4770	3700	4400
Differential	1595	<b>33%</b>	700	<b>16%</b>

- PV are moving from paying 33% less, to paying 16% less on Direct HOA Costs
- **Rationale:**
  - VDV **Own** and **Control** and **Manage** a much bigger asset base.
  - VDV is circa 600 ha, while PV is circa 135 ha.
  - VDV owns assets in the range of R150m, whereas PV owns zero assets besides roads and a few parks.

	PV	VDV
HOA Direct Paid Levy	3700	4400
Levy Paid, indirectly through PVI for facilities	700	0
	4400	4400
Remaining portion for Golf Membership (PVI)	<b>1750*</b>	

\*Please note that our property prices are very much underpinned by the PV Golf Course.

\* This means that paying our "exclusivity premium" to ensure that the golf course remains a top tier course, ensures that:

- a) our biggest asset in PV (which the HOA doesn't own) continues to appreciate, bringing our own properties up at the same time, and
- b) we remain an exclusive golf course, which was also one of the fundamental principles the Golf Committee Captain and Chairman asked us to fight for, and we managed to secure. This exclusivity comes at a premium, which all PV homeowners signed up for when we bought into PV.
- c) This means that no new VDV golf members will be allowed to join the golf club.

**Further discrepancies include:**

- Developer's purported rights to future incorporation: This claim is inaccurate.
- Inaccurate information regarding the number of subsidized units and golf members.
- Unsubstantiated assumptions about the Schuurmansfontein Road.
- Misrepresentation regarding the status of the PV Gym, which would be entirely at the mercy of the same developer that the naysayers have continuously tried to discredit. Again, we have zero land as an HOA to develop on, so if we separated from the SE we'd need to go to PVI and ask them if they could develop a gym on their land for us.
- And so, we continue...

As your current trustees, we are committed to transparency and accuracy in all communications concerning our community's affairs.

Over the past several days, including this weekend, we've dedicated significant time and effort to address the multitude of questions submitted by our homeowners. As a result, we are in the final stages of preparing a comprehensive Q&A document, which we plan to release later this morning.

In consideration of the extensive information contained within the Q&A, we've made the decision to postpone the commencement of the poll until tomorrow. This extension aims to afford homeowners ample time to thoroughly review the detailed responses provided in the Q&A document before participating in the poll.

Sincerely,  
Justin, Nico, Ivan, Barry, Bev  
PVHOA Homeowner Trustees  
**4 Dec 2023**

Pearl Valley Golf & Country Estate, R301, Wemmershoek Road, Paarl, Cape Town, South Africa 7646,  
South Africa, 0218678000

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