

# VILLAGE NEWS

Walmer Park Village (WPV), Church Road  
Walmer Port Elizabeth 6070

**Note:** Information in this Newsletter is not necessarily the opinion of Trustees of the Body Corporate or Managing Agents.



## **April 2017**

**Gutters:** After so many false starts, yet another – Alugutter commenced work but matters arose and that company withdrew. It was decided that gutter maintenance in accordance with your Defect Reports will be handled by an appointed small team. This is underway.

**Insured Values:** You will have received the Schedule of Insured Values for this calendar year. Please note the information and ensure that you are in agreement with Unit replacement value – current average replacement value is R12 600/m<sup>2</sup>. You are reminded that if a Unit is upgraded above average specifications additional cover may be arranged through FSPA. Additional monthly insurance premium payable by the Unit owner is usually low.

**Trustees:** A Trustee did not accept nomination as Trustee for the next year for health reasons. During that well attended meeting no replacement Trustee volunteered. Due to the workload Trustees may have no alternative at some stage to seek the services of a professional and remunerated Trustee which will possibly increase monthly levies.

**Geysers:** You are again reminded that geyser, pipes, fittings, maintenance and replacement (for the hot water system) are the Unit owners responsibility. It is essential that your geyser is inspected every two years by a professional plumber. A burst geyser is a serious and high-cost event if water gushes into your Unit; the damage being so serious that one may be forced to vacate until repairs are complete. A successful insurance claim is not assured. Switch off water mains and geyser electricity trip-switch when on holiday. (See below: extract of Management Rules)

**Conduct Rules:** These up to date Rules were sent to all owners earlier this year however April 2015 Conduct Rules are still in force until such time that the Ombudsman approves the new April 2017 rules. Owners must therefore still use the April 2015 rules. Should you let/sell your Unit a copy (from FSPA) must be forwarded to the new occupants.

**Speed Restrictions 20k/hr:** An owner noted that some vehicles are driven far faster than 20k/hr on site. If an accident (worst of all a collision with a child) occurs the driver is fully responsible, a Case Number may be required by the Insurer. While on this subject be reminded that we have narrow roads so reversing out of your garage/parking should always be with caution. Recently a reversing vehicle collided with a parked car where the door was open awaiting a person to arrive. Accidents can easily happen.

**Storm-water Canal:** Owners again raised irritation that on occasions this canal serves the purpose of a sewerage overflow or discharge of (presumably) effluent from cleaning food/other from stores at Walmer Park Shopping Centre. It is certain that further action will be taken by Trustees during the May meeting. Owners/tenants will be asked to be included in any action.

**WPV Back-Gate Keys:** A key register is kept by a Trustee. Keys are available (contact FSPA) on certain conditions and on a cost/loss-deposit basis. Keys are never to be casually handed to anyone. While the Main Gate in theory is our highest risk factor a lost or irresponsibility given back-gate key is deadly serious. A vote at AGM approved keeping that gate rather than bricking it up.

**Main Gate and Delinquent Drivers:** Virtually every day someone accesses or drives off without waiting for the gate to close. If you see some dubious character at the gate or another driver slips through the gate either call Atlas to handle or contact a Trustee. In addition Trustees ask that you note registration numbers of drivers and ID of contractors if they place WPV residents at risk. Forward information to FSPA and a register will be started to act against repeat offenders. Self-policing is tedious but necessary. Added care includes calling Atlas if you notice a worrying parked vehicle at the cul-de-sac in Church Road. On occasions it seems that area is used for unknown purposes.

**Trees/Shrubs:** A detailed survey was conducted to check for overhanging branches/palm fronds which may fall onto the electric fence. Action is underway to cut back as required however it is Owners responsibility to maintain the Unit/Private Use Area thus pro-rata costs will be apportioned to the Unit owner in each case. This may necessitate access to your garden by a contractor. See below – Management Rules; extract.

**Water Consumption:** Penalties commenced December 2016. The first 400 litres/day/Unit costs R11.63/kl; above 400 litres costs R14.57/kl (plus Vat). Of course water is included in levies but if consumption increases we all pay an increased levy. Also consider the ethics of saving water. The average consumption during March 2017 for WPV was 302 l/day. Topping up pools remains illegal.

**Dogs:** A formal complaint about barking dogs is to be handled shortly. If one of your pets passes away a new application for consent to keep a dog is required. Do not assume this consent will be granted. Note the Rules – large dogs are not permitted. Dogs may only be walked through WPV grounds on a leash. As we all know by now, if your dog messes pick this up and deposit in your refuse, don't throw into the garden beds! If you see an unleashed dog walking with an owner or running free the time has come to record the details and name the person – details in writing to FSPA.

**Gardens:** Despite the drought WPV gardens look fine, most plants are surviving thanks to John watering, a bit of rain and the care Hester Minkley and Gail Cohen take – pro-bono – because they care. A word of thanks from residents to them will not go unnoticed.

**MANAGEMENT RULES – EXTRACT: -**

*31. (1) Notwithstanding that a water-heating installation forms part of the common property and is insured by the body corporate, a member must maintain, repair and, when necessary, replace such an installation which serves that member's section or exclusive use area; provided that where such an installation serves sections owned or exclusive use areas held by more than one member, the members concerned must share the maintenance, repair and replacement costs on a pro-rata basis.*

*(2) If despite written demand by the body corporate, a member refuses or fails to —*

*(a) carry out work in respect of that member's section ordered by a competent authority as required by section 13(1)(b) of the Act; or*

*(b) repair or maintain a section owned by that member in a state of good repair as required by section 13(1)(c) of the Act; and that failure threatens the stability of the common property, the safety of the building or otherwise materially prejudices the interests of the body corporate, its members or the occupiers of sections generally, the body corporate must remedy the member's failure and recover the reasonable cost of doing so from that member; provided that in the case of an emergency, no demand or notice need be given to the member concerned.*