

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 2018



Water Purifiers: Municipal drinking water quality has received bad press on occasions consequently reverse osmosis systems (and other) are installed throughout South Africa. But there is a downside. Depending on supply pressure/temperature water waste is approximately 4:1; for every litre of pure drinking water 70/80% is wasted. Opinions vary. Certainly the waste water can be saved for any other household use but many installations drain this water into a gully. A PE supplier advised that a 3 filter systems costs ±R2 900 including Vat plus installation. Should you have this installation or buy please save waste water.

Rain: The prediction (hope) that March would be 'flood' month failed. November 2015 was the last time our dams were filled to 100% capacity (NMBM). "It's official. Port Elizabeth experienced the third driest January since 1960. South African Weather Service forecaster Garth Sampson said the average rainfall for January was 33mm. January 2018 recorded just 7.6mm." (Herald). All the news is (was) that Cape Town may see Day Zero when there is just no water in Municipal reticulations. PE remains at risk though it seems there is Plan B. "Nooitgedacht Low-Level water scheme in Port Elizabeth is in some ways the city's "saving grace" but it would be naive to think that it is the silver bullet for the city's water crisis as it cannot supply water to every citizen in the Nelson Mandela Bay municipal area if the current drought persists." (Algoa News – January 2018)

Exterior Lighting: Walking around Walmer Park Village at night reveals some poorly lit spaces. When next changing your exterior light bulb/s please ensure you buy the highest wattage your fitting can accept and select a white light (not yellow). Trustees and others would like to see some quality lighting, an item on the next Agenda. Any realistic suggestions will be of great interest.

Leaking Toilets: Here are three simple tests to help you find out if your toilet is leaking. You must wait 20 minutes to do these tests if you have just flushed the toilet. * Listen for water trickling into the toilet bowl. *Press a piece of toilet paper against the inside back surface of the bowl. If it gets wet, you probably have a leak. *Put 15 drops of food colouring into the toilet cistern. If, after 15 minutes, the water in the toilet bowl colours, there is a leak. (Ref: Cape Town Green Map)

Insurance Claims: Reminder - again! If a worn out or damaged water supply pipe in your ceiling void or elsewhere leaks/bursts the Insurer may decline any claim for replacement of plumbing. Resultant damage claims may be met but every claim is subject to scrutiny. Disaster? Take detailed photographs, record in writing circumstances at the time, complete documentation with much care. The plumber will also be expected to outline findings. Keep copies.

WPV Welcomes New Owners: Two recently sold Units are being thoroughly upgraded. Please make the new owners welcome when they join us. A third Unit is also earmarked for upgrade. Intention is to lease that Unit later in the year.

Alterations vs Renovations: Under discussion are WPV Rules on this matter. An extract from an attorney at Paddocks (Specialist Sectional Title and Homeowners Association) offers an example of wording: - *(a) Alterations shall mean any work involving structural alterations or additions to a section, including the removal, creation or modification of a wall or any structural part of the building and shall include work that affects the exterior appearance of a section. (b) Renovations shall mean any internal redecoration or refurbishment of the existing interior of a section, including the replacement, removal or creation of internal fittings such as kitchen and other cupboards, sanitary ware, floor coverings, etc.* The matter is not yet ratified.

Gutters: Despite some years passing this matter remains on every Trustee Agenda. To replace gutters will cost ±R7000/Unit. It is certainly evident that professionals struggle with the technical issues of old metal gutters, often with plastic elbows, failed sealants, difficulty with access past verandas and so on. Don Harvey (maintenance) remains in contact with a specialist contractor.

Smell from Sewer/Storm Water: At WPV Annual General Meeting a previous matter was raised – some report a recent unpleasant odour from the NMBM sewer or storm water channel. Please advise FSPA in an email with your contact details if you have experienced this so that a motivated complaint can be prepared for Sewerage Department.

Speed Limits: In this confined space of townhouse life drive with much care. Some drivers exceed a safe speed at WPV. Speed bumps may be considered.

Parking: It was agreed at 2018 AGM that the Conduct Rules appertaining to on-site visitors parking, {sub-rule 3(2)} would be changed. Trustees will formulate new parking directives. A formal notice from FSPA is to follow.

WPV. Internet information about our Village is available at: www.walmerpark.yolasite.com. Here you will find updated information including Acts & Rules, PAIA, previous Newsletters and links. If you wish to check information or forward data to a friend or person interested in Selling/Buying the site is most informative.

Water Meters: By February 2020 it will be compulsory for all townhouse complexes in South Africa to have separate water meters installed at each Unit. The cost implications and timing will be the subject of further information to follow. Each owner will read/record their meter on a given day of the month. Levies will then include water as an itemised cost. To avoid the likely rush on plumbers as the deadline nears WPV Trustees started investigations/quotes last year.

Gardener: A volunteer is required to assist with about 50% of WPV gardens. Please! Say a few hours twice a week. Please contact Phillip Bowman (Unit 27) if you are available.

AGM: To those who attended our AGM – thank you. It is gratifying to see good attendance –owners comments, criticism and suggestions are vital for FSPA, Trustees and WPV. Appreciation also to FSPA (Roy le Grove Smith & Ron Dilley), Trustees and Hester Minkley for yet again making available her Unit for the occasion. Our Chairlady is overseas – she sent apologies.

No Noise Policy: Following 2017 AGM (last year) it was agreed that at certain times of the week/day contractors, owners, tenants may not generate excessive noise. A notice was sent to all by FSPA; Conduct Rules are available from FSPA.