

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.



April 2019.

AGM 17 April 2019: To all Owners who attended, thank you. Participation contributes to the continued success of WPV. Fspa will provide Minutes of Meeting; it is compulsory according to Management Rules to give feedback within 7 days. Report back on the Uretek Geo-Systems (SA) (Pty) Ltd (the company attending structural faults) is briefly summarised: - Under watch of Burden Consultants Structural & Civil Engineers as well as Mr Ivan Ellis the contract was completed in one day. Units 29/18 subsided floor slabs were raised as predicted, by up to $\pm 5\text{cm}$ thus closing wall cracks and levelling floors. Interior finishes and renovations are for the account of the owners; Body Corporate met the cost of the Uretek contract. Work was also done at Unit 18 where a minor part of the job did not solve the problem. A ten-year material guarantee dated 15/04/19 was received by Body Corporate. Consider that traditional remedial work quoted by a local builder recorded completion of about 6 weeks. That would have included some new interior finishes etc.

Inverters vs Generators: This is a debate in many townhouse complexes in South Africa. Inverters are almost silent, on standby 24/7, depending on specifications provide power for basic survival during load-shedding. However, when Eskom announces Stage 3 or 4 load-shedding back-up batteries do not have time to fully recharge. Furthermore, batteries may have to be replaced over the years. Petrol generators produce uninterrupted basic electricity but are costly to run, noisy and polluting. By comparison inverters cost more but there is no fuel cost. Petrol storage has insurance implications. Units are close together so noise and pollution are major factors. Furthermore, according to the Conduct Rules generators are not allowed at WPV, inverters are, thus Trustee approval is not required.

Groundwater: An owner has removed a huge tree and had to dig almost one meter to start cutting down the tree stump. An astonishing amount of water flowed into the hole underscoring the natural high-water table. Under this area there is much water. A similar example has been seen in the past. Many years ago, when nearby River Club was under construction the deep trenches for services filled to about a meter depth with water. Rising damp at WPV is one consequence. Many other parts of PE have this situation, we are told. An interesting press extract follows: - "The Moreton Bay fig (*Ficus macrophylla*) is indigenous to Australia's east coast and named after a bay in Queensland. A handful of the trees were planted in Port Elizabeth in the mid-1800s, probably for aesthetic reasons. They do best in wet areas and, when the Main Road (Walmer) fig tree was planted, the area was called Bog Farm – so named because of the plentiful groundwater which used to feed two big dams". (Ref. The Herald 22/02 17 Guy Rogers). So, history confirms that WPV and structures in the precinct are built on what was a bog.

WPV Street Lighting: The roads from Units 20 to 10, Units 4 to 7 and Units 24 to 14 are at this time not well lit. Generally, the existing lighting is recessed in the car port space and/or the actual light-bulbs are a low watt spec and yellow illumination. Builders Express in Walmer (as an example) has stock of LED 'screw-in' 15-watt bulbs, 1480 lumens, blue/white spectrum, warranty 3 years at R160.00. One can find cheaper with blue/white lighting but maximum permissible wattage is essential. Power consumption is very low, according to supplier. Step out of your Unit one night and check for yourself. Dark areas are the hunting

grounds of criminals. Please replace fused exterior light bulbs or invest in improved lighting - and solve the problem for your and everyone's sake.

Using a Hose: PE is better off now with Municipal water supply than last year but the fact is the area remains a legally drought-stricken region; (as this Newsletter is in process rain pours over PE!!). The reported $\pm 40\%$ loss from burst/leaking Municipal pipes together with poor maintenance history must remind one that problems are significant. Watering your garden with a hose, topping up a pool and washing cars with Municipal water (plus other restrictions) are not permitted. Water Meters were deferred to 2020 Budget but may be back on the 2019 Agenda.

Trustee Resignation/Appointment: To Mr CJ de Jager a sincere vote of thanks for almost 17 years of service as a Trustee. To Mr I Ellis, the Body Corporate welcomes your appointment as Trustee at the AGM.

Electric Fence False Alarms: This endless problem seems to have been solved. Yet cutting back of twigs/branches is essential and you are asked to alert Fspa if you note garden areas requiring attention. As an example, the creeper near the main gate is invading the fence. It will be monitored.

Defect Reports: Unless an emergency, when a Trustee may have to be called, call Fspa Ron Dilley 041 363 4668 for a blank Defect Report when some structural/other fault occurs. Please ensure the problem is Body Corporate responsibility by discussing details with Mr Dilley.

Letting Units: This subject has been aired previously. Tenants must be made aware that they are obliged to adhere to all Conduct Rules. Often one contentious issue is tenants' pets. It must be remembered that cats are not permitted in most townhouses throughout South Africa. WPV included. It is almost impossible to stop cats from roaming and unpleasant experiences have been encountered. Presently two cats roam WPV but these are from other complexes and must not be encouraged to visit. (such as feeding them – they are fat and well looked after!). They enter either as the gate opens or slide under the gate.