

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.



August 2018

10 Year Maintenance Plan (ST SMA): Most of us at some stage lived in a free-standing home. Maintenance usually was a way of life however it's unlikely you had a disciplined plan. Sectional Title Schemes however now have Section 22 requirements with Trustees obliged to, as realistically as possible, estimate future expenditure over the next 10 years. 2018 Curasure (Pty) Ltd was retained to report on this. The final analysis impacts on future Levies. In addition, calculating WPV Reserve Fund requirement is "to be reasonably sufficient to cover future costs" and is "prescribed by the Minister" (ST SMA Act 8 of 2011). A comprehensive schedule was prepared by B/C, yet to be completed, with almost every exterior structure listed as required. This Plan may be adjusted due to additional projected costs based on structural faults, presumably caused by ground subsidence.

Spring is Here: Usually it's the time of year to plant, fertilise and plunge your hands into garden soil. Drought has stopped that - a suggestion is by planting seedlings in pots or only buying drought resistant shrubs and succulents you can still have some colour in 2018. Long terms forecasts suggest no heavy rains are expected this year. We hope and pray they are wrong - September 01 1968 saw a mighty flood in PE.

Information to all WPV Residents: A suggestion was that a WPV WhatsApp group should be set up. This system is used in many instances and immediate sharing of security matters certainly comes to mind. There are some concerns so input from residents will be considered at September Trustee meeting. Please contact FSPA should you have opinions. Emails are of course sent by Trustees as required.

Water: Our neighbour, The Grange, has successfully had a contractor sink a borehole. Such a success in fact! They struck water at a reported depth of 96m estimated to yield between 5000L – 7000L per hour. A costly project yet if WPV had this supply there would, in theory be enough water in an hour to provide for us all for a day. Water quality is still to be tested.

Gutters: After years of attempting to find a contractor to attend to gutters the best option is underway. Don Harvey will over a period of time repair gutters and seal leaks. This is not an exact science, though Don is satisfied with results to date.

Rebuilt WPV Unit: After about 5 months of construction Unit 9 nears completion. Basically except for the walls/roof the entire Unit is new; and what a magnificent home this is. Soon to be occupied.

Telkom Fibre: Some time back Telkom was the first company to supply and install fibre for high-speed internet connections. Other companies now advertise but note that Telkom reticulated WPV for fibre connections. Check with your supplier before signing. The service (Telkom) functions well for some residents.

Day Zero: Cape Town this winter has had rain; enough to fill dams to about 60%, according to press reports. At the time of writing PE had $\pm 17\%$ storage. This city may run dry. You are urged to think

about the crises, to consider how WPV survives zero or intermittent water supply and reliance on your own planning. (*Latest News 03.09.18 – Rainfall at PE Airport by 0800 = 44.6mm*)

Ambulance Services: Recently ambulance services had to be called to a WPV Unit. During this emergency, despite what was assumed accurate information being given by phone, the ambulance was delayed as the following words were used - "Come to Unit **, Walmer Park Village right at the top of Church Road, press Unit number ...". Well the driver (quite reasonably) went to the other end of Church Road thinking that the Unit number was the Church Road number; valuable minutes were lost as they rushed to WPV. Be very exact with instructions and repeat. We don't have a Church Road number so that is the problem. When they enter more time can be wasted looking for the Unit number so best to find someone to wait at the entrance.

Ironman 70.3: Imagine overhearing (eavesdropping) a coffee shop conversation after Ironman — "such strange weather in this town; Saturday morning was spring, afternoon summer then Sunday morning soft autumn rain followed by a winter deluge and lightning and hail". To us locals all that was missing was an 80kph gale. Congratulations to the organisers, Municipality, athletes, spectators and great media coverage.