

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.



August 2019.

Water Meters: 33 new water meters (one to go) have now been installed by Bennett Plumbers. A notice will be emailed by Fspa detailing the procedure required to set up the system. A Trustee will record your information, being the initial reading, which will become the base reading for records. There are 8 numbers on each meter – 4 black, 4 red. Only the black numbers need to be recorded as this is the kilolitre figure. If the last red number moves when all your taps are switched off this indicates a leak at your Unit. On a particular date every month water meter readings by each owner/tenant will be required.

Pedestrian Gate Lock/key Change: Reminder. A new lock is to be fitted for security reasons. Owners (only) have the opportunity to collect a new back gate key between 5 – 5 30 pm on Wednesday 14 August 2019 at the store at WPV. A R200.00 "key deposit" is to be paid by eft to Fspa before that date. Please bring proof of payment on the day.

Roof Void Plumbing: Construction of the Units was completed about 30 years ago. During May 2019 a plumber inspected a typical WPV plumbing installation. In this particular case the plumber suggested any 'brittle' copper piping is replaced, unnecessary copper pipes blanked off, a geyser tray to be correctly positioned. The reasons for blanking off pipes are: - the guest washbasin has hot water – unnecessary; a small undercounter kitchen geyser installed to save water waste due to a long length of hot water piping to kitchen – also unnecessary piping. Quote R3228.75 Vat included. Owners who wish to investigate their Unit are encouraged to do so.

Invasive Creepers/Ivy/Shrubs/Trees: An example of an energetic creeper is bougainvillea, discovered in the 18th century in the jungles of Brazil. Certainly, in a townhouse environment these magnificent plants need regular cutting back. If considered for your garden note that the roots are also vigorous and can invade services. Of course, ivy and larger shrubs/trees must be frequently trimmed, kept out of the electric fence/roofing etc. If your trees shed leaves onto the next-door Unit ask your neighbour if this is a problem – there may be a pool.

Speed Limit 20k/h: On occasions vehicle drivers exceed 20/hr, or so it seems according to complaints. While WPV is private property any injury or fatality due to reckless driving may involve the police. There are 'blind' corners, children walk about. Caution contractors and visitors when necessary.

Municipal Refuse Strikes: Unfortunately, Municipal strikes appear to be an intermittent fixture. Trustees implement a plan to avoid refuse piling up at WPV which is unhygienic and unsightly. When next this occurs please just assume refuse must be kept to a minimum, if possible, and garden refuse held back. Greecycle is uninvolved being a private company. In an extended strike Body Corporate (B/C) pays a private contractor to collect.

Garden Plans: This matter noted in June Village News is again raised. A sub-committee of Trustees wishes to begin a common property garden upgrade near the main gate. If you are enthused to also participate or start working on a garden area near your Unit please contact either Ivan Ellis Unit 33 or Phillip Bowman Unit

27 to discuss. As B/C gardening Budget for 2019 is negligible initial purchases will also be funded by cash donations/donations of plants by friends/relocating WPV common property plants when possible.

Garage Door Channel Maintenance: Reminder. Noted previously that for long term care the vertical channels where your door slides up/down need to be wiped vigorously with a dry cloth. Never use a solvent or anything else according to Houdini Locksmiths. Then spray with a pressurised silicon spray; not grease or oil. This will take strain off your motors.

Oil Stains on Interlocking Brick Pavers: If your/visitors/contractors vehicle drips engine/gearbox oil onto the pavers outside your Unit the owner is responsible to have the pavers lifted and replaced with new matching pavers. Pavers cannot be rotated 180 degrees as the other edges are not bevelled. Every effort has been made – with input from experts – to degrease the stained pavers, with no success. Thus, prevention is essential.

WPV Building Plans: Extraordinary as it seems Municipal Building Plans Department has lost/mislaid over the years many building plans (we are told). If you have an approved copy of your Unit's plans file with great care. Lost plans only become a problem if you intend constructing additions as your architect or draftsman will have to completely re-draw plans at significant cost. When a Trustee was last at Municipality, in early 2018, to enquire about site services or plans for WPV individual Units, the person on duty said all plans were being microfilmed, so by now perhaps matters have improved.

Exit Loop at Main Entrance Gate: The exit loop at the main entrance has been malfunctioning and this is being addressed. Please note that a time switch de-activates the loop between 11pm – 6am every night and vehicles are only able to exit the complex during these hours by using a remote.

Fire Extinguishers: The WPV extinguishers have been serviced. Should you have an extinguisher at your home it is suggested that you have it serviced or replaced.