

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.

December 2017



Greencycle: With December holidays in mind Greencycle will collect material from the store at WPV for recycling on – 11th, 18th December and 8th January.

Pro-Cut: Grass cutting services will be closed from 23rd December to 2nd January.

Refuse collection by NMMM Dec 2017: Due to the 25th and 26th both holidays we will not be able to collect black refuse bags on the 25 or 26th Dec. Please keep bags over till Thursday 28th Dec.

Additional Trustees: Two members were nominated in the vacant positions for trustees. They are Mr C J de Jager (Unit 35) and Mr Lucius Moolman (Unit 13). Both attended their first trustee meeting on 20 November 2017.

Leaving Home for Holiday?: A reminder when shutting your front door and departing to exotic destinations. *Switch off your water mains; this can entail more than one mains tap. For example a particular WPV Unit has three mains taps to switch off to different parts of the home. *Geyser – switch off power supply. *Check with your security company that your alarm is in fact operational. *Leave emergency contact details with a trusted neighbour. *Exterior lighting fitted with day/night bulb must be on. *Put out trash for collection (not fun returning to rotten smells). *Cancel newspaper deliveries or have someone collect your post. *Close all windows.

Dogs: Leaving pets to be fed and watered by someone can be a serious mistake. Often dogs bark for hours, day and night, from boredom and loneliness – awful for WPV neighbours. This is a cruel practise. Put your dog in kennels or have someone dog-sitting at home. Prevention of Cruelty may be called if dogs become a problem while you are away.

If you let your Unit: Conduct Rule 10
Pay attention to subrule (3)_

10. Letting of units:

- (1) All tenants of units and other persons granted rights of occupancy by any owner of the relevant unit are obliged to comply with these Conduct Rules, notwithstanding any provision to the contrary contained in any lease or any grant of rights of occupancy.
- (2) Before a lessee or occupant takes occupancy of a section, the applicable owner shall furnish the lessee or other occupant with a copy of the Conduct Rules and inform such lessee or other occupant of his or her duty to comply with the Conduct Rules and any Directives imposed in terms thereof. The owner shall obtain the lessees' (or other occupants') written acknowledgement of receipt of the Conduct Rules.
- (3) An owner of a section shall within 7 (seven) days after concluding a lease agreement or other occupancy arrangement, furnish the Trustees with the particulars (the full names and contact telephone numbers) of his or her lessee or other occupants and shall further furnish the Trustees with the lessees (or other occupants) written acknowledgement of receipt of the Conduct Rules.

- (4) That in order to retain the residential nature of the complex and buildings no short term holiday letting shall be permitted. The Trustees shall in their sole discretion have the right to restrict any short term letting. In any event no such lease, or parting with occupation shall be for a period of less than six (6) months.

Ten Year Maintenance Plan: The first ten year plan in terms of the STSMA (2011) was approved at the AGM in April 2017. To ensure that the 10 year plan is in line with the real condition of the complex the services of Curasure Building Maintenance Solutions was retained to commence preparation of a detailed Report to enable Trustees to estimate future building maintenance costs. To quote from a recent press report – “Levies in Sectional Title Schemes will probably have to increase 10% to 20% if Schemes are to meet the minimum amount they must stash away in their reserve funds for the long-term maintenance of their buildings.” (Ack. article Charlene Steenkamp Sunday Times 19/11/17). Experience throughout the world illustrates that neglect of building maintenance costs far more in the long run. Well maintained improvements are in the owner’s financial interests. An item on WPV 2018 AGM Agenda. WPV over the years believed in continuous maintenance and the building of a maintenance reserve. For more information on the maintenance reserve fund you are referred to the 2016 financial statements.

Business use in Sectional Title Schemes: Sometimes all/part of a Unit is used without formal consent by an owner/tenant to operate an income generating business. This can be either non-intrusive use such as writing software for clients to garages converted for storage or production of goods including use of power equipment. Whatever the business it must conform with the Municipal Zoning Scheme and in accordance with Prescribed Management Rules in a Sectional Title development. The Sectional Schemes Management Act (2011) includes provisions ensuring that buildings are only used for the purpose intended. You are referred to PMR 30 dealing with the use of sections and common property.

Defect Report: Please remember if you have a common property building defect to report contact FSPA 041 3634668 Mr Ron Dilley for a blank Defect Report – to be completed with some detail and returned to FSPA. Just calling FSPA or noting the matter with a Trustee is not sufficient.

Welcome to New Owners/Tenants: December is often ‘transfer month’ so WPV welcomes new faces. If you see a family who just arrived please introduce yourself and offer tips on the smooth running of our Village. We welcome Ivan and Estelle Ellis the new owners of unit 33.

CSOS: Now up and running there is much information online. *The Community Schemes Ombud Service (CSOS) is the Regulator and Ombud for all sectional title development schemes, home or property owners’ associations, housing schemes for retired persons, share block companies, and housing cooperatives. Established in terms of the Community Schemes Ombud Service Act, 2011 (Act 9 of 2011) to regulate the conduct of parties within community schemes and to ensure their good governance, the CSOS is also mandated to manage the prescripts of the Sectional Titles Schemes Management Act, 2011 (Act 8 of 2011). The CSOS calls on all executive committees and those in the management of community schemes (as defined by the Act,) to register with the CSOS by 30 March 2018. (*Reference “Shared Living” Issue One). WPV did register on time in October 2016 and was issued with a registered number.. If you need to register to file a complaint with the ombudsman there is a prescribed route to follow. Procedures and forms are available at <http://www.paddocks.co.za/resources/guide-to-csos-applications-for-dispute-resolution/>

Back Gate: A number of Owners have keys to WPV back gate. This subject is again aired here for good reasons. Over the years it was suggested that a) the gate is bricked-up, b) replaced with a better quality gate/lock, c) reissue keys after changing the lock and more. As WPV has only the main gate for pedestrians/vehicles and if Church Road for some serious reason was temporarily closed we must have an alternative escape route. Our main gate remains the most vulnerable point of illegal entry – a situation at most gated communities – but a lost back gate key presents a formidable concern. Also please never 'just let someone in or out'. Although muggings outside WPV have not been reported for ages the danger persists. Atlas do patrol and quickly respond if some suspect persons are at the back of WPV.

Website: WPV has its own website at www.walmerpark.yolasite.com. You will also find useful information at the WPV website.