

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 2018

Special General Meeting: Early 2019 a Special meeting is to be held to which all Owners will be invited. Suitable notice will be given. This meeting does not replace our AGM but is to address possible unplanned future expenditure and discussion on Legal Opinion B/C (Body Corporate) obtained this year regarding maintenance cost apportionment. A venue is to be arranged as Unit 22 is no longer available.

Greencycle: The final collection date this year will be on Monday 17th December and first collection next year will be on Monday 7 January. Please store green bags covering this period until Friday 4 January, as there is limited storage space in the green box in the store-room.

WPV Units Wanted to Buy: A leading Estate Agent confirmed that they have two buyers interested in WPV. No further information was given so if you are interested please contact Phillip Bowman – 0826592709.

Gerald Langa: (1) Gerald will be on holiday from Tuesday 18th December, returning Monday 31st. Monday 17th December is a Public Holiday. ON MONDAY 17TH PLEASE DROP OFF YOUR REFUSE AT THE WPV STORE FOR A TRUSTEE WHO WILL LOAD THE BINS AND 7AM TUESDAY MORNING DON HARVEY WILL ASSIST IN MOVING THE BINS TO CHURCH ROAD. Until Gerald returns it is requested that refuse is retained at your Unit and NOT placed outside the store/Unit or driveways. In the past refuse has been collected on New Years day so collection should return to normal. (2) Please do not give Gerald instruction to attend to any work; instructions flow from Don Harvey/FSPA/Trustees. However sometimes Gerald works privately for WPV owners over weekends which is of course acceptable. (3) If you feel kind enough please contribute to a Year End cash gift to Gerald. Contributions can be delivered to a Trustee with a clear note on the envelope. Thank you.

Desk/Chair: Items required for Don Harvey's office at WPV. Existing furniture on loan. Please call a Trustee if you have these to donate or sell.

Fspa/Don Harvey: (1) Fspa closed for holidays 19th December to 02 January 2019. (2) Don Harvey away 14th December to 22nd January 2019.

WPV Building Insurance: This matter has been on B/C Agenda for some time; a decision for 2019 cover is to be made shortly. Meanwhile remember most claims arise from burst geysers/water pipes and proactive action by Owners has been frequently requested in these Newsletters. There is an excess payment due by Owners in any claim.

Going on Holiday? Reminder – If you have pets you are asked NOT to leave them alone at home for someone to feed daily. Dogs bark incessantly when bored or lonely. In case of emergencies it is essential a neighbour/Trustee/security company has your or family cell number. If overseas then a local person/cell number. Please switch off water mains/geyser when away, outside lighting on.

Pro-Cut: Last grass cut is 21st December and first cut 14th January 2019.

Global Warming & Life at WPV: By now it seems obvious excessive heat and droughts are a way of life in PE. All WPV residents must view days/weeks or longer with restricted Municipal water supply or just no water and emergency water in tankers in the street - a possibility. Its time to apply thinking on your method of adapting.

Conduct Rules:

As a reminder please read Conduct Rule 8, agreed to and adopted at AGM April 2017:-

Behaviour of occupiers and visitors in sections and on common property:

- (1) The owner or occupier of a section must not create noise likely to interfere with the peaceful enjoyment of another section or another person's peaceful enjoyment of the common property.
 - (a) Especially after 22h00, noise levels should be reasonably reduced, whilst quietness should be maintained in sections and on the common property between the hours 24h00 and 07h00.
 - (b) All television, radio, and other appliances emitting sound, including musical instruments, must be kept at audio levels which are reasonable in the discretion of the trustees.
 - (c) The horns of motor vehicles may not be sounded at any time on the common property, except as a warning of imminent danger or in the case of an emergency.
 - (d) No explosives, crackers, fireworks or items of similar nature may at any time be exploded, lit or operated in any section or any part of the common property.
 - (e) No firearms may be discharged in a section or any part of the common property, except under such circumstances, which would reasonably justify the use of a firearm for self-defence and related purposes.
 - (f) The use of power tools, hammering and other noise generating equipment shall only be permitted between:
 - 08h00 and 17h00 on weekdays, and
 - 10h00 and 17h00 on Saturdays and not at all on Sundays and Public holidays,
 - (g) No owner, lessee or occupant may permit anything or work and repairs to be done in his/her section, exclusive area or on the common property, which constitutes a nuisance or an unreasonable invasion of the privacy of the other occupants of the buildings, or permit or cause any disturbance or allow his or her children or visitors of their children to cause any disturbance which in the opinion of the trustees would constitute a nuisance or an invasion of the right of privacy of other occupants.
- (2) The owner or occupier of a section must not obstruct the lawful use of the common property by any other person.
- (3) The owner or occupier of a section must take reasonable steps to ensure that the owner or occupier's visitors do not behave in a way likely to interfere with the peaceful enjoyment of another section or another person's peaceful enjoyment of the common property.
- (4) The owner or occupier of a section is obliged to comply with these conduct rules, notwithstanding any provision to the contrary contained in any lease or any other grant of rights of occupancy.