

# 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.



## **December 2019**

**Main Gate:** This must be one of the most repeated Newsletter reminders in our history – don't drive off till the main gate is closed. Waiting a few extra seconds may prevent a crime scene. Applicable to both vehicles and pedestrians.

**Geyser Failures:** Almost 66% of all Insurance claims were for burst geysers and the consequential damage. Unless you have experienced this, you cannot imagine the damage water causes as it cascades into your home. Have your geyser checked. Plumbers seem to prefer the brand name – Kwikot.

**A Maintenance Crisis:** Two imagined scenarios – a) you return on a Sunday night to your Unit to find a water pipe or geyser has burst in your ceiling, your floors flooded, carpets floating, pets swimming across the lounge and power tripped off. Keep family in the car, switch off Mains Power, save your dogs and turn off the main water supply. Fspa is closed, Trustees probably unavailable. Thus, disaster continues. b) You wake up on a weekend morning to find raw sewerage flowing in your garden. Don't flush toilets. Ensure children, pets are safe. Fspa closed, Trustees not available. Obviously in both these examples after hours plumbers and perhaps other contractors must be called but Body Corporate consent is required at your earliest opportunity. Take photographs, make notes and call Fspa for a Defect Report and your insurer when appropriate. Contractors can usually carry out temporary repairs until authorisation is granted by B/C.

### **AirB&B/Short-Term Leasing at WPV:**

Municipal by-laws restrict the use of private dwellings for business purposes. In addition, Conduct Rule 10(4) extract states: "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".

Section 30: Prescribed Management Rules, in part, are copied as follows:

"The body corporate must take all reasonable steps to ensure that a member or any other occupier of a section or exclusive use area does not—  
(a) use the common property so as to unreasonably interfere with other persons lawfully on the premises, in breach of section 13(1)(d) of the Act;  
(b) use a section or exclusive use area so as to cause a nuisance, in breach of section 13(1)(e) of the Act;"

**Water Consumption:** While most WPV owners realistically restrict their water consumption, the recently installed meters reveal several serious repeat offenders. In terms of Municipal Phase 2 Water Restrictions: Municipal water may not be used to top-up swimming pools, for car wash, washing down paving or gardens. Usage Summary:

September 2019: 15 Units (44%) used less than 5 kl. 12 Units (35%) used between 5/8 kl. 7 Units (21%) used more than 8 kl, of which 3 Units used more than 15 kl. This exceeds the Municipal Restrictions. Those using >15 000 litres of water a month must with immediate effect review the subject with their families and

staff. Repetition of these high consumption figures will be addressed by Body Corporate. Your swimming pool must not be topped up with Municipal water, your garden hose should not be connected to the tap. During late November a serious common property leak was repaired; ±17 000 litres per day water was lost over several days while the investigation/repairs occurred. Should you notice excess water flowing in the stormwater drains (covered with heavy metal grids) please contact Fspa/Trustee. Or dampness under the brick paving or any other common property areas.

**Insured Value of WPV:** CIA Insurance cover will be adjusted on 01 01 2020 to R90 million rand (Rounded), following the recent revaluation of R87 900 000 by a qualified valuer. Gross Building Area is recorded at 6 159 m<sup>2</sup>.

**Insurance Claims:** Remember any claim must be made within 30 days of the event. As noted previously if your Unit is upgraded to high spec additional insurance cover should be in place. Advise CIA Insurance via Fspa.

**Fibre Optic Connections:** Fibre connections are readily available in PE. If you intend connecting kindly note that technicians may have to access through Common Property to connect to your home; Body Corporate consent is required which must include a sketch of the position of the underground wiring for WPV records. A recent experience at a WPV Unit was staff did not tidy up satisfactorily after they completed the work. A Trustee/Don Harvey must inspect the site after completion. Furthermore, ensure you have supplier contact cell numbers so any complaints can be followed up.

**Rats/Mice:** Being early summer you may find these creatures in your home, roof void/garden. Professional pest treatment companies are in PE or you can buy a bait station from a supplier. But you are encouraged to only use "eco-friendly" poisons to reduce the risk of secondary poisoning of a child, pet or predatory bird.

**December Holidays:** Trustees recommend that you pause before leaving on holiday to ensure that a) your neighbour has your contact details b) your alarm batteries are in good order and system functioning correctly c) your home is securely locked up and mains water switched off d) day/night exterior lighting is switched on e) arrange to have your post box cleared if you are away for a long time, temporarily suspend your newspaper deliveries f) never leave your pets at home alone for someone to attend to once a day – bored dogs can be a nightmare for neighbours, and so on. This list is not exhaustive so please for your and all at WPV, plan well. Bon Voyage!

**Year-end Gift:** Those WPV residents wishing to contribute to a gift for Gerald Lange (full time gardener/maintenance) please place your donation in an envelope and drop off either at Unit 27 or 28 letterbox well before shut down. Thank you. Gerald will be on duty through December (except applicable Public Holidays), preferring to take leave in 2020.

**Hello & Goodbye:** Welcome to new WPV residents. Please contact Fspa (041 363 4668) for any required information or ask new neighbours for WPV routines. Farewell to our Village family who moved to Cape Town. We wish you well.