

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.



February 2019

Special General Meeting: FSPA will circulate Minutes of Meeting held at WPV on 23 January 2019. A specialised company has been instructed and should be on site February/March to commence work at several Units. WPV is not the only development in the precinct with sub-soil problems. Trustees have been told that the present drought has probably contributed to structural cracks and building movement.

Laundry Lines: A reminder that washing must be out of sight to dry as best as possible. Most laundry lines in townhouses are in the yard off the kitchen and that is where they must remain. In chilly winter with the laundry yard often in shade for months owners buy portable drying racks which can be placed in the sun for several hours (then moved out of sight) or use an electric tumbler. Conduct Rule 5(2) is copied below for your interest.

5. Appearance of section and exclusive use area:
 - (2) The owner or occupier of a section must not, without the Trustees' written consent —
 - (a) erect washing lines on the common property;
 - (b) hang washing, laundry or other items in a section or any exclusive use area allocated to it if the articles are visible from another section or the common property, or from outside the scheme; or
 - (c) display a sign, notice, billboard or advertisement if the article is visible from another section or the common property, or from outside the scheme;
 - (d) install or erect mass water containers like water tanks to store rain water or recycled water;
 - (e) install or erect solar systems for water heating or electricity generation.
 - (f) install petrol or diesel driven generators to generate power or electricity.

Donated Plants: A vote of thanks to those who have donated plants for the common property. With PE in its 5th year of drought plants which are not water hungry are best.

Gerald Langa: In January the following letter was received from Gerald – “Dear residents of Walmer Park Village. Thank you very much for the money that you collected for me for Christmas. It was a very nice surprise. I hope that you all have a good 2019. Regards, Gerald Langa”

Responsibility for Dogs: On the grass outside Units 24/25 (and not only there) dogs walk with owners on the way to a Church Road stroll. This common property area seems to have become a place for dogs to defecate and owners just not care to pick up the mess. A subject aired in Newsletters for years. Owners – what do you suggest? Really, for your own self-respect let's keep WPV hygienic and upmarket. Send suggestions to FSPA please before 18th February, which is the next Trustee meeting.

WPV Unit Sold: In an astonishingly short space of time an upgraded Unit was sold – at one presumes the market price. It is always interesting having a reminder that our investment remains in demand. The new owners take occupation at the end of February. There are other buyers about according to several agents.

Gutters – Report Back: The ongoing repairing of leaking gutter elbows continues. Where past contractors were unsuccessful Don Harvey with Gerald Lange assistance have made progress. Trustees contemplated replacement of gutters as required however the cost is prohibitive.

Municipal Storm Water Channel: Situated on WPV western boundary the channel carries large volumes of storm water – when rains. During investigations about structural faults at several Units near this channel Engineers noted that Municipality should re-waterproof the channel surface as water is possibly penetrating soil towards WPV and this may contribute to unstable subsoil conditions.

Electric Fence: Frequent false alarms cause Atlas patrol staff and Trustees much irritation. A technician has now, he reports, isolated several causes and all plant growth again cut back as required. Please contact FSPA if you need growth cut back from your fence.

Insurance: At January Trustee Meeting it was confirmed that CIA Insurance cover for all WPV improvements is R93 987 000. Moveable's in your home are to be insured by the Owner.