

VILLAGE NEWS

252 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.

February 2020

Welcome: To new owners & tenants. Please introduce yourselves to your neighbours. Fspa will have sent you information which is essential reading. If you have queries contact Mr. Ron Dilley at Fspa – 041 363 4668.

Annual General Meeting: A notice from Fspa will be timeously sent reminding owners of this important event. The planned AGM date is 17 30 on Wednesday 29th April at Unit 33 garage. Chairs will be provided.

Water. Day Zero: Years of below average rainfall, inadequate maintenance of infrastructure etc, frequently summarised in extensive media reports, Port Elizabeth (like Cape Town sometime back) faces day zero. No or severely rationed Municipal water supply. You are urged again to focus on your home/business water consumption, install water tanks and when possible petition those in authority to apply their minds to this looming disaster. Your water meters reveal your use at home. Leaks at WPV? Immediately report to Fspa

Water Tanks: Consider installing a 750 litre 'Slimline' tank (or larger) as offered by Green Overall. There are numerous other suppliers; of course, you can buy a tank and install it yourself – but whatever you do Trustee approval is obligatory. A hand-drawn locality sketch and supplier spec must be submitted with your application to Fspa.

Floods:



March 1986 PE had its worst flooding since 1968. People drowned; many structures were damaged however our major dams overflowed. A repeat one day?



Burst Water Pipes: An unpleasant and costly reality. There is a 3-ton vehicle weight limitation as WPV internal paved roads are not designed for a greater load. In January 2020 a removals truck which exceeded the weight limit was noted at WPV – the next day a serious underground water supply pipe burst. Excessive weight may cause PVC pipes to crack; costs usually result, at a future time, in a higher levy.

Back-Gate Security Breach: 24th December 2019 fence wires at the back boundary were cut. Trustees reported to Atlas - no message of break-in was received. Security in general, at affordable costs, will be investigated.

Speed Limit at WPV: A repeat matter. Please note the 20-kilometre limit. WPV roads are narrow; a child or pet unexpectedly running into your path is a risk so great every precaution must be taken. Example: at Unit 29/27 a blind corner. Be warned!



New Gardens: To those who upgraded common property gardens near their Unit - a huge thank you. The last months of summer heat may discourage us but bulk water is available from private suppliers, a few buckets of grey household water are usually enough to keep new plants alive, compost preserves water in the soil.

Trustee Concerns: a) EP Brick (PE) consider that the life expectancy of plastered bricks is >100/200 years. Face bricks a similar lifespan however bricks can deteriorate and powder as seen on occasions. WPV is 31 years old, remedial work on crumbling face bricks requires cost provisions. Cement is subject to weathering; rain/sea air leaches lime thus sustained maintenance is essential. A UK (Google) stat notes that a timber frame home is normally "guaranteed" by the manufacturer for various periods ranging from 10 to 40 years. PE has numerous brick homes dating back to the 1820's. These approximate figures assume that the products were correctly manufactured and built.

Most of our structures are cement/brick/timber. A worry is that WPV 2020 Budget and our 10-year Maintenance Plan cost estimates may be under provided. This matter is on the AGM Agenda. b) A S/T legal expert is required to study WPV Conduct Rules during 2020. c) Owners are encouraged to become more community minded for the better Management of WPV and offer themselves for consideration as a Trustee. d) Owners are obliged to inform their tenants in writing (the lease) that they are bound by all Conduct Rules.

Greencycle: Please note the message regarding packaging which cannot be recycled: 'Pet' containers/coloured polystyrene/crinkly plastic refill bags/6 pack yoghurt pots/pet food bags. Glass bottles may be deposited in the Cannibal Recycling green bin outside an entrance to Theodor Herzl School in Church Road.

CIA Insurance: WPV remains covered however Trustees, through Fspa, are investigating the feasibility of insuring through an alternative insurer. Remember Householders Insurance remains the responsibility of the Owner.

Damage to Brick Pavers: Should oil or similar leak from your, your visitors or contractors' vehicles onto the bricks or if anyone causes chemicals or other product to stain the pavers please note that usually the stains cannot be removed. The damaged pavers must be removed/replaced at Owners cost. Edges are only bevelled on the upside so cannot be rotated rather than replaced.

Main Gate Axxion Intercom: This installation was completed 03 February. When you receive a call on your 'preference' cell phone number from the Intercom and it's a vehicle; you can talk through the intercom – Press 1 on your cell keypad to open the gate. If the caller is a pedestrian Press 2 on your keypad; the gate partially opens saving wear & tear. Your second cell number you registered is the same opening method except that **visitor** must enter 2 before entering your Unit Number; example – Unit 227 or 233. Units 1 to 9 **visitors** will add a zero; examples – Unit 201 or 202, 203, 204, 205, 206, 207, 207, 209. Your regular visitors will soon understand this system. Note – you can open the gate from anywhere. So, question the visitor and check before allowing access.