

# 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.



## June 2017

**Water Shedding:** Are you prepared? It is possible that at some stage NMBM may be forced to ration water and WPV faces some interesting realities. Should PE enter catastrophe mode then if water mains are periodically switched off and Municipal water tankers are in Church Road, imagine carrying or piping/pumping water uphill to your Unit. Water tank delivery cannot use our 3ton limit paved roads. An on-site borehole seems most unlikely with the only probable space at the rear parking with many access and logistic problems. Bulk rain-water storage on common property may be considered by some townhouse Trustees – here we have space limitations and who wants ugly tanks next door to their Unit? On-site storage connected to gutters has been installed by some owners so they have emergency water. Swimming pools are good in this drought but topping up is illegal. There are other situations; however it's best – at this stage – to think about your emergency household needs. News24.com reports (May 2017) that "in Cape Town water may only be used for drinking, cooking and washing. 100 litres per person/day. A 5 minute shower uses 40/70 litres and toilet flush 6/21 litres depending on cistern size. A shower of 2 minutes and flushing the loo only when essential is required in crises situations. Check for leaks – a leaking toilet cistern wastes 2 600/13 000 litres/month depending on the flow rate, as an example." Taking a deep bath is a gross waste of water. If you notice any water leaks on common property immediately contact FSPA. An increase of R1 000/month in WPV monthly water account due to restrictions has started. Our budget does not provide for this increase so WPV must finance from savings. If this persists it is possible that a Special Levy increase will be implemented. The increase is based on an average WPV consumption of 300kl per month.

**Back Gate Risks:** During the last week of May a report received by Trustees noted that people were loitering near the back gate and drinking alcohol. Some evidence of drug use was noted. Atlas was asked to urgently check and a contractor confirmed the report. Atlas will "keep an eye on the situation." On one occasion this year a key was not accounted for, though we are told key copies cannot be made. Some residents suggest that excessive caution about risk at the back gate is unnecessary. Any person using that gate does so at his/her risk. In the past residents have been mugged as they left WPV or returned from shopping.

**Watering Common Property:** The time allocated to watering common property trees and plants has been reduced. If you notice plant disease (often a result of under-watering), please advise a Trustee.

**Garage Door Servicing:** Your garage doors have metal channels (known technically as 'travellers') which guide the doors up/down; these channels need thorough and regular cleaning with a dry rag followed by lubrication with Q20 or similar. Grease/normal oil should not be used – as advised by Houdini, being one specialist company in the field. Dirt build-up causes load on the motor possibly resulting in failure. Motor replacement ±R4200. Maintenance and Q20 costs a few cents.

**Greencycle:** (Extract from a Greencycle Message) "Our Greencycle team is out and about in every suburb of PE on every weekday, executing around 1000 collections. June is Environment Month and we are delighted to be working with Kingfisher FM in their efforts to be green and encourage others to care for our environment. Tune in to listen to Lize-Mari's God's Design show, 11.30 on Mondays in June to hear Laura's take on recycling. On a Wednesday morning, you can listen to Gareth's Green Hour to hear from like-minded people and get tips on what you can do to be more environmentally friendly.

Please use at least one clear Greencycle bag to identify your recycling, particularly while there are problems with municipal collections. Additional bags can be purchased from Greencycle for R40 per pack of 25, and we will deliver to your door.

A reminder to everyone that the dreaded **PET containers/punnets** – that usually house your soft fruit and sandwiches – are **not recyclable**... anywhere, ever. Please don't give them to us. Or black polystyrene. Please. Better still, don't buy it! (But remember, we love PET bottles.)"

**Main Gate:** The steel rail supporting the sliding gate was damaged over time. You may have noticed how noisy the moving gate became. A replaced rail seems to have solved the problem. While on this subject the eternal negligence is again included here – **WAIT FOR THE GATE TO CLOSE BEFORE DRIVING OFF**. If you suspect some security situation contact Atlas Security (041 401 2222) or contact FSPA or a Trustee. Private high-cost security and our perimeter fencing are thin lines between WPV residents and crime.

**Fire !:** After so many tragic reports of fire in Eastern & Western Cape it's probably a good time to imagine the worst for WPV. Not impossible. We are amongst a high concentration of developments with 3 schools, a significant shopping centre, numerous office buildings, hundreds of townhouses and free standing homes. So we are not a remote backwater if disaster strikes. You may consider looking at your first line of survival from a hand held fire-extinguisher to evacuation. A "grab-bag" with basic essentials is kept by some. Communication in the Garden Route during this tragic month of fire was intermittently lost so not easy to know what to do. An assembly point should be planned and WPV will investigate.

**Welcome:** To new owners who are renovation their homes. Always good to see upgrades at WPV. Please introduce yourself to the new neighbours.