

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 2018



Church Road Security: You may have noted that River Club installed Atlas Security cameras monitoring the entire complex perimeter from an external Atlas base. Movement in risk areas trigger reaction by Atlas. The Grange is presently installing a similar security system; with both sides of Church Road included in the monitoring scope. Added vigilance in the road. Trustees have a camera installation at WPV main gate on the Agenda. If approved, negligent drivers not waiting for the gate to close and generally who enters and leaves WPV will be recorded.

Athol Fugard: "Yes I think the Aloe is one of South Africa's most powerful, beautiful and celebratory symbols. It survives out there in the wild when everything else has dried. At the end of one of our terrible droughts, the Aloe is still there." (Ref: small board of tributes on a post at Schoenmakerskop). Think drought when buying plants for your garden.

The Late John Sodladla: To those who contributed to the cost of the funeral – appreciated. John is thanked for his work at WPV over many years. Some owners gave John guidance and often sustenance which was appreciated by Trustees.

Gardens/Maintenance: Gerald Langa (who replaced John Sodladla) will take a while to become used to our routine/requirements. He is in training on Thursdays with Don Harvey to attend some of the myriad maintenance matters. If you have any suggestions on this matter please contact FSPA.

Selling: Essential to have your agent or you personally check (before you start marketing) with the Managing Agents to ensure that all requirements are complied with, that there are no pending expenses due and whether a Special Levy is under discussion or invoked.

Statistics - 1: Although information on file is imperfect an estimate at WPV suggests that about 50% of households are occupied by retired owners/tenants, six children live here, 18 dogs as at March 2018 plus a few caged birds. Demand for townhouses with a prime address is ever increasing. Our Village meets many market criteria and the buy/upgrade trend should continue. Furthermore security increases with many retired residents at home during the day – while parents are at work and children at school.

Statistics - 2 (Extract of a Report from Julia Goss Properties): WPV is identified as SSWalmer Park One. The information below may be of interest to owners. The median Valuations reveal comparable data but bear in mind that although some townhouses may be a similar footprint and design many are thoroughly upgraded to very high standards. For example some Units at The Grange (plus other townhouse complexes) have magnificent finishes and detail. Several Units at WPV are splendid with this upgrade trend likely to continue. Then some others remain almost as they were built 20/30 years back. The eternal belief is that the right address is a key requirement. Church Road is the right address.

Sectional Scheme Name: SS WALMER PARK ONE **Street Address:** Not Available
Sectional Scheme Number: 6, 92, 116, 150, 183, 250, 273 / 1990 **Age of Sectional Scheme:** 29 years
Township: WALMER **Number of Units:** Living Units: 34
Municipality: Nelson Mandela Bay **Coordinates (Lat\Long):** **Google Maps:** -33.9783, 25.5565
Township / Township Group | Erf # |
Portion: WALMER | 4181 | 0

Sectional Scheme Ranking Number of Sectional Titles: 36

Sectional Title Name: # Units: Suburb: Municipality: Province: Rank: Median Valuation:

SS THE GRANGE 40 Walmer NELSON MANDELA BAY Eastern Cape	1 R 2 150 000
SS WALMER MEWS 4 Walmer NELSON MANDELA BAY Eastern Cape	2 R 1 475 000
SS WALMER PARK ONE 34 Walmer NELSON MANDELA BAY Eastern Cape	3 R 1 450 000
SS SAXON 40 Walmer NELSON MANDELA BAY Eastern Cape	4 R 1 300 000
SS WALMER GLADE 9 Walmer NELSON MANDELA BAY Eastern Cape	5 R 1 250 000
SS MILLWOOD CORNER 17 Walmer NELSON MANDELA BAY Eastern Cape	6 R 1 100 000
SS ONION ROW 10 Walmer NELSON MANDELA BAY Eastern Cape	7 R 1 065 000
SS SHERBROOK 15 Walmer NELSON MANDELA BAY Eastern Cape	8 R 1 050 000

(Ack. Julia Goss Goss Properties. Sectional Scheme Details. Extract)

***Paddocks Info (Extract Reprinted by WPV):** "Some of the most contentious issues that arise in sectional title schemes start with the letter "p" and include parties, people, plants, parking, pigeons, and pets! In this article, we will address how applications for permission to keep pets should be dealt with by owners and trustees in sectional title schemes. Trustees need to take care when it comes to considering an application by an owner or occupier to keep pets. The trustees must first consider whether the applicable scheme has adopted its own pet rule by special resolution of the body corporate, or whether they adhere to the Prescribed Conduct Rules ("PCR") in Annexure 1 of the Regulations to the Sectional Titles Schemes Management Act". Comment - The article continues in some depth - forwarded to WPV Trustees. (Ack. *Paddocks/Dr Carryn Melissa Durham). <http://paddocksblog.com/2018/05/09/application-for-permission-to-keep-pets-in-sectional-title-schemes/>