

## VILLAGE NEWS



Walmer Park Village (Wpv), 252 Church Road Walmer Port Elizabeth 6070

**Note:** Information in this Newsletter is not necessarily the opinion of the Trustees of the Body Corporate.

### March 2022

**Trustee Responsibilities:** You are reminded that Trustees have myriad responsibilities with working hours Monday to Friday – 08 30 to 17 00 (except of course in an emergency). Under the guidance of Managing Agents FSPA, Trustees have obligatory fiduciary duties to handle including but not restricted to: -

- Regular monthly meetings
- Maintenance
- Financial Budgets & Records
- Implementing Conduct Rules
- Monitoring monthly Levies.
- Manage the complex in terms of the STA, STSMA, CSOSA and Rules.
- Enforce the stipulations of the Acts and Rules.
- Attend to complaints.

WPV is a typical medium density complex where respect for neighbours is essential. Some people are just not suited to townhouse life. Please note Trustees

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receive no financial reward for their time and expenditure incurred. Kindly respect their leisure time.

**FSPA Report:** Owners are assured that the financial affairs of the Body Corporate are managed in accordance with Sectional Title legislation. The Body Corporate reserves comply with the requirements of the Act. The legislated Insurance, 10-year maintenance plan and budgets are prepared in accordance with the Act.

**Imagine:** Life without Trustees! Like a Company without a Board of Directors – chaos is assured. While FSPA as Managing Agents is appointed with specific responsibilities, implementation generally rests on Trustee's shoulders. There is a growing trend where Professional Trustees are appointed at significant cost – resulting in increased monthly Levies.

**Annual General Meeting (AGM):** The AGM will be in the garage Unit 33 at 17 30 (five thirty pm) on Wednesday 20th April 2022. In your own interests you are encouraged to attend. Many millions of rands are invested in Wpv; this is your home which should be cared for. Any owner may offer their services as Trustee at the AGM, the time to put your name forward. FSPA will confirm all details at some stage. Should you have items you wish to discuss that is the right forum. Barking & parking problems have been frequent difficulties.

**Waiting for Main Gate to Close:** It is quite obvious that a surprising number of drivers don't care. They just drive off. While our entrance is reasonably low risk being at the end of a Cul-de-Sac improved security rests with Wpv owners/tenants and their visitors.

**Dog Faeces:** Not a year goes by without this unpleasant story being recorded. It's not a dog problem, it's an owner/tenant problem. The common property is not a dog's toilet, pick it up with a small plastic

bag and place in your refuse. Got any excellent suggestions? Trustees invite you to email FSPA.

**Security:** Crime statistics, recently released by police, should jolt us all. Not a matter to hide in denial or complacency. Despite our electric fence, armed security response, burglar bars, gates etc the situation is exactly as noted in the press – no one is really safe. Monitored cameras remain on the Trustee Agenda with reluctance being the high initial costs and on-going monitoring contributions. A Special Levy or increased levies are inevitable. Under discussion: - Herald newspaper deliveries at night, the vulnerability of the back gate, unknown people wandering about WPV, vagrants at our bins in the street are some of the security matters in process.

**Back Gate Key:** This subject has cropped up in several Village News reports. Your key is ONLY for your/immediate family use. It may not be loaned/copied/given to anyone. Constant reports of staff with the key arriving in the early morning or departing after work confirms Trustees intention to upgrade this system. Quotes have been called for from experts. The gate cannot be bricked up; it may one day be an emergency exit; correctly used it saves a long walk to the shopping precinct.

**Rodents:** Every summer rats and mice arrive (plus the occasional snakes) from Baakens Valley and the many developments, into Wpv. Trustees are underway with quotes for eco-friendly (if possible) bait stations in Common Property. Rubble, overgrown gardens, bird seed and any neglected places at your Unit must be cleared as best you can manage.

**Garage-Doors:** Annual reminder – galvanised channels should be thoroughly cleaned with a dry cloth followed by light lubrication of Q20 or similar. Never grease or use heavy lubricants.

**Gardening in a Crises:** The photograph in Village News includes some water hungry plants. However, with heavy mulching, saved shower/kitchen water and supplemented with tank water it's possible to not abandon years of work. Of course, one alternative is the use of pots or replacing plants with aloes/succulents and so on. Google and local nurseries have innumerable suggestions; weekly deep watering is top of the list. C/P gardens are very stressed – January & February as you know are hot dry months.

**Tank Water:** After months of heat tank water may smell like a marsh. There are a variety of treatments recommended as safe for human use. Aquasafe is but one product. Untreated tank water may not be \*safe to drink. (\*According to information received)

**Black Refuse Bags:** Please don't leave refuse bags at the store door. If you miss the collection on Monday/Thursday afternoons and bins are in the street that is the place for them. Alternatively hold back until the next collection. This also applies when Municipal vehicles are not functioning or staff on strike.

**Maximum Vehicle Weight:** 3 Ton-!!!!  
Reminder – the speed limit is 20kph. Of course, drivers are legally responsible for any (alleged) accident, injury or death while driving Village roads.

## **URGENT**

**Gardener:** To the regret of Trustees please be advised that Tembani, our full-time gardener, is leaving due to serious ill health. Doctors/clinic reports have been received and all required procedures are underway. While Trustees are attempting to find another person, your patience is necessary. Refuse collection (see above) and other routine matters will be attended to – but it will not be without difficulties.