

VILLAGE NEWS



Walmer Park Village (Wpv), 252 Church Road Walmer Gqeberha (PE) 6070
Note: Information in this Newsletter is not necessarily the opinion of the Trustees of the Body Corporate.

November 2021

Geysers: You are reminded that CIA Insurance annually revise the Policy in place. Most geysers are ceiling-void mounted with 150 litres capacity. Insurance cover is limited to R8 500.00 with R2 000.00 excess payable by the Unit owner. Should your geyser burst, consequential cost damage may be far in excess of your expectations and each Claim is viewed separately. There is no certainty that the Insurer will meet costs in every case. Over the years you have been reminded that the sacrificial anode must

be checked by a registered plumber, noting the condition and life expectancy of the geyser. An owner recently installed a new geyser on the exterior of the Unit; far easier for future servicing. Garages are another position for a geyser; this is mentioned as some geysers are difficult to access due to the low-pitched roofs.

Geyser Insurance: CIA Insurance increases premiums if there are 300 litre geysers in use. Please advise Ms. Linda Banzi at Fspa if such a geyser is in your Unit. Most geysers are 150 to 200 litres.

Water Supply Off: During Municipal or Wpv water problems, supply can stop for hours or days. Families/staff should be reminded to close all taps in the event family is away from home or asleep when supply is restored. Several Wpv Unit owners experienced huge water losses or flooded homes. With costly consequences.

Common Property Gardens: Trustees are in the process of trying to redesign some garden beds and verges with hardy drought resistant plants. Water is of course unavailable and our garden-budget very limited. A succulent nursery under Gerald's green fingers is underway, and we hope to show the fruits of this project over time. Please help! If you have tanks or 'grey' water, consider watering your plant verge, especially after a very hot spell. Should you have any unwanted plants or pots, consider donating them to the complex. Call 0814628962 to have these collected.

Day Zero: Impossible to imagine but unless heavy rains arrive during our arid months ahead the taps may run dry. How industry & commerce plus essential facilities, in fact the entire region survives remains to be seen. Reduced consumption will not

happen based on past behaviour. Every owner at Wpv should by now have installed rain water tanks.

Security: Wpv on a cul-de-sac has the advantage that few casual people wander about the road. Recently numerous young people were in Church Road pressing random townhouse numbers, begging. This tragedy of poverty is likely to increase. You can donate to numerous organisations offering relief. As depressing as it is please don't respond to street calls at the main gate for donations or similar as such kindness increases security risks.

Gerald Compassionate Leave: Thanks to those who kindly donated cash to Gerald following the tragic death of his brother. As a point of interest, his bus trip from PE (Gqeberha) to Johannesburg was 15 hours non-stop overnight.

Trustees: Wpv is a complex high demand business requiring ever increasing responsibilities. In common with thousands of Bodies Corporate country-wide Trustee volunteers are few. At the 2022 AGM you will have the opportunity to offer your services. Please give this some thought.

CIA Insurance: The insured replacement value for 2022 of Wpv was increased by 10% to ±R108 million. Gross building area is 6159m² plus nominal building additions since this gross area was recorded. Calculates at ±R17 535/m². Note that cover includes numerous other assets besides the actual Units but omits site market value.

Bidfood/Crown Development: You will have noted the substantial development on Wpv western boundary. Various questions were put to Engineering Advice

& Services (Pty) Ltd on behalf of the owners. A comprehensive reply was recently received which is to be studied by Trustees as soon as possible. For those using the rear Wpv pedestrian access an extract from Engineering Advice email follows: "Randcivils is currently waiting for the NMBM Electrical Department to complete its Electrical Works along 16th Avenue, which is scheduled for next week. Randcivils plan to have the footpath back in operation by end Nov 2021."

Wpv Parking Bays: A subject rather often raised in discussions. Visitor's parking bays are just that – parking for visitors/or contractors on occasions. Owners/tenants, kindly ensure this is remembered.

Ants & Paving: An annual problem. If not attended to pavers sink down into ant colony hollows – very costly to repair. Don Harvey reports as follow: - "Trustees are considering placing low toxic granules (not harmful to birds, animals or children) in movable plastic bait dispensers that will be positioned at strategic points. The dispensers will be identified by a yellow painted paver placed on top of them, marked - ant bait".

Incomplete Municipal Work: Despite many assurances by Municipal officials the water mains work at our Wpv gate remains incomplete and a mess.

December Holidays: If out of town please ensure your water mains is **off** and arrange an emergency plan with family/friend/neighbour in the event your alarm is triggered or any problems arise at your Unit. If not a neighbour, leave details with a Trustee. Most owners/tenants cell numbers are on record with Trustees.