

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.



October 2019

Correct Procedure for Defect Reports: Don Harvey asked that owners/tenants are reminded of the correct and most effective procedure to handle general WPV building problems. Interior building problems are generally the owners' responsibility. Call Ron Dillely at Fspa (041 363 4668) during working hours for emergencies failing which a Trustee. But note that Trustees are not available 24/7. For usual problems call Fspa to email you a blank Defect Report which, after completing, scan and email back to Fspa. Please do not hand your Defect Report to Don Harvey or a Trustee.

Maintenance Reserve Fund: As at 31 August 2019 this WPV Reserve Fund was approximately R190 000 which, when compared with our Administration Budget is at an acceptable ratio. Considering the significant cost of Uretek Geosystems attending to sinking floors at two Units and installation of 34 water meters in this Financial Year Body Corporate remains financially healthy.

Main Water Valve: Bennett Plumbers replaced the leaking Water Valve near the entrance; a difficult task but essential maintenance. You may have noticed days of work.

Borehole: The matter remains on Trustee Agenda – particularly in view of (reportedly) Eastern Cape entering its 5th year of below normal rainfall and the continued failure of Municipal infrastructure. The reported cost of installation/reticulation at a similar townhouses complex was very high.

Back Gate: A Quotation from a specialist surveillance security company has been received. The entire matter of WPV security is again on the October Trustee Meeting Agenda. To date the half-brick left at the gate has stopped and Trustees have conducted a personal survey of each of the 16 keyholders. NOTE: - for your staff/family Trustees again stress the vulnerability we have. Some owners now suggest that the gate should be bricked up. Any additional input from you via Fspa on this subject before the Trustee Meeting of 21 October will be of interest.

WPV Street Address: You may have noticed that The Grange is numbered 248. Based on information received from the Chairperson of The Grange and accepting that The Meadows is 250 Church Road, Trustees conclude that WPV is identified as 252 Church Road. This is also in line with feedback that FSPA received from the Municipality a few years ago. At some stage a street number will be attached to the exterior wall. This is most useful for emergency vehicles, courier deliveries and visitors.

New Gardens: New gardens (quaintly named 'Focus Garden') outside Unit 24 as well as opposite Unit 9 have spawned several more gardening projects. Thank you for doing this. Of course, there is always a BUT.... planting is just a beginning and sustained care and nurturing must be the responsibility of the Unit owner who planted. Gerald cannot fulfil this function. Municipal water may not be used, Common Property taps are locked. Please use your own on-site tank water or have a regular bulk supplier of garden water deliver to you. The cost varies – from R250 to R300 for 1000 litres delivered (weight 1000 kilograms) which owners can share. That is far too much water for one verge garden and is probably enough for 4 owners

thus most cost effective to share. To those considering any new gardens note: a) avoid water hungry plants b) that the soil is often of the poorest one can find and littered with bits of cement and bricks from 30 years ago. Best to dig this out and have it removed off site, replacing with rich garden soil/fertiliser and compost to a depth of say 15/20 cm. Then your plants will have a far better chance of surviving summer. Regular rain certainly cannot be assumed. (Bulk water supplier telephone number is available)

If Bees Swarm: There is much Google information available. Late spring and early summer we can expect swarms to arrive in the suburbs; the vast Baakens Valley has many bee hives. Trustees ask that you never call an exterminator or take some personal drastic action – bees, as we have read, are endangered. Science & Info Blog notes: - "it has been determined that bees are the only living being that is not a carrier of any type of pathogen, regardless whether it is a fungus, virus or bacterium". During a recent survey of risks to humanity, loss of bees on Earth was considered a catastrophe. No bees, no food. Call a local experienced beekeeper/remover; 2 suggestions (Trustees cannot vouch for either) are Menno's Bee Removals 041 367 3100 or Altings Honey 082 214 6361.

Water Meter Reading: Monthly water meter readings are now fixed at **20th of each month**, irrespective whether a Public Holiday or a Sunday. Sometimes you will be out of town, unwell, forget etc so Trustees will note the missing month and estimate consumption until the next month. If this becomes a repetitive situation please have a friend or neighbour do the reading for you. Your reporting process is repeated for your convenience: - Photo the meter reading and sms to **083 399 9665** or just note the reading and sms. At some future date Trustees or Fspa may physically verify readings.

Snakes: A large snake was recently spotted near WPV and a small one when Don Harvey & Gerald Langa were clearing away piles of grass/branches/rubble in the Municipal servitude area. You are cautioned to remember this is prime snake season. Don reported: "the drought is probably forcing snakes to search far and wide for water. My family in Grahamstown, whose property is on the University campus, had 4 puff adders removed from her garden within the last month. One of the locals catches and releases them on farmland. He mentioned that puff adders give birth up to 55 young at a time and that they are dangerous from birth". In a snake situation leave action to an expert – a local vet suggested Mark Marshall of Sandula Conservation Port Elizabeth: **082 2619280** or Shaun Roberts **082 7111341** and if he cannot answer (may be on a farm) leave a message/sms. Please advise a Trustee so that a sms can be sent to all.