

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.



October 2018

Water: It has been legislated that all townhouse schemes are to have individual water meters installed by February 2020. It is planned that water meters at WPV will be installed during 2019. If you are aware of a water leak or failing geyser supply you are reminded it is your responsibility to urgently instruct a plumber and where possible close a tap to avoid water waste. Sometimes plumbers fail to arrive as arranged so one cannot assume that the problem will be quickly fixed.

Dogs: This Newsletter and many similar in SA, regularly include 'dog problems' as a subject. When dog owners are at home, or their pet/s is/are under supervision of children or staff, control of dog barking must be a priority. You are asked to again discuss this with family and staff. In some cases, the owner is known to be at home yet the dogs are left outside to bark; owners may 'tune-out' the noise. Neighbours usually do not 'tune-out'. The reality is dog owners must leave pets at home for many reasons, often for the entire day. Here is the real unhappiness for your neighbours. Understandably. Neighbours who are reasonably aggrieved have legal rights.

Gerald Langa: After a three-month trial phase it was confirmed by letter on 15 10 18 by FSPA that Gerald is a permanent employee. Trustees are pleased with this outcome and appreciate his reliability.

Servitude Area: At the end of Church Road, behind the palisade fence is the "servitude area". Municipally owned. For years Municipal staff bush cleared and generally cared for this space. But some time ago this stopped. River Woods staff clear as required for security reasons, WPV grass garden services attend to an area every 2 weeks. Trustees have now written local Councillor asking that Municipality return on a regular basis. Last month the growth was such that roaming cattle were grazing there. Someone has dumped building rubble. It all may seem remote to those living further away but be assured security remains our prime concern.

Parking Space: Walking around WPV it's apparent that a number of Units just do not have guest parking in front of their homes. Not unique to WPV, in fact the problem is far worse at other complexes. Parking in front of garages (sometimes parallel due to no space) on grass, in neighbours' spaces occur. Near Units 7/13 is visitors parking area; additional visitors parking near the double storey Units. PE drivers often expect to park in front of a shop, school and certainly home. Trustees will again address the subject. Exclusive use parking is an entirely different matter.

Electric Fence/False Alarms: Spring shrubs/trees growth was cut back from the wires (with fence off) however please those who have a fence on their boundary, carefully check and if required contact FSPA to arrange pruning when safe. Don Harvey usually oversees this necessity. This is prime crime season (we are told) leading up to December holidays so false alarms may negatively affect our security.

Welcome! Unit 9 as you know was thoroughly revamped and increased in floor area. On behalf of all at WPV Trustees we welcome the new owners whom in October moved in.

2019/Trustees: Much legislation is contemplated by Trustees, such as scrutinising new Body Corporate regulations, the implications of now legalised use of cannabis in a S/T Unit, traditional sacrifice on site of animals, compulsory 10-year maintenance plan, fitting water meters by February 2020 and many more have been recently tabled. The fact is your present WPV Trustees are all in (or about to be) the retired phase of life. They may have time available but Trustee tasks have increased significantly. Thus, the question is – what happens if some or all present Trustees are not available for re-election at 2019 AGM? Without willing and informed Trustees to avail themselves you cannot imagine how quickly WPV will feel the change. Managing Agents (FSPA) have a huge role to play; the practical application of decisions, financial planning, attempted conflict resolution, implementation of law etcetera but in micro detail Trustees must be in the front line. FSPA administers over 100 Townhouse complexes/high-rise buildings; they have limited time available for WPV. New potential Trustees please step forward by contacting Ron Dilley at FSPA or a Trustee.

Cameras: At October Trustee meeting specifications and costs were outlined by a specialist in the field. If installed these cameras will be unobtrusive and a recording unit installed in a building. Inclusion in the 2019 Budget to be contemplated. If any Owners have an opinion in this regard please contact FSPA by email.