

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.



August 2017

Building Alterations & Additions: No building work other than maintenance and repairs may be carried out without firstly following a precise procedure. In most applications to Body Corporate for written consent to proceed the following are required - drawing/sketch, building specifications, possibly an engineer's report, impact on existing/new services/neighbours, in some cases photographs are required. If building work is urgent for unexpected reasons contact FSPA to give advice or remember Trustees usually meet on the third Monday of every month. Please note: -

- (1) An owner or occupier of a section shall not mark, paint, drive nails or screws or the like into, or otherwise damage, or alter, any part of the common property without first obtaining the written consent of the trustees.
- (2) Notwithstanding sub-rule (1), an owner or person authorised by him, may install —
 - (a) any locking device, safety gate, burglar bars or other safety device for the protection of his section; or
 - (b) any screen or other device to prevent the entry of animals or insects, provided that: written approval is first obtained from the trustees in respect of the nature and design of the device and the manner of its installation.

The garden area is common property or stated another way: Any area outside the section is common property; "section" means a section shown as such on a sectional plan; Where are your sections boundaries? In terms of section 5(4) of the Sectional Titles Act 95 of 1986 ("the Act") a section is owned to the median line or midpoint of its dividing floors, walls and ceilings. The scheme's sectional plan filed at the Deeds Registry indicates the boundaries of each section, shown as solid lines. Sectional Title plans can be viewed at the offices of FSPA.

Should you be unclear about any requirements please contact FSPA. Interior upgrades generally do not require consent however if structural alterations are planned consent is essential.

William Scott Contractors/General Maintenance: Maintenance of the four double storey Units at WPV is underway. A costly contract as Health & Safety requirements, particularly when working at a height, were uppermost in Trustees approval. Gutter renovations, repairing damage resulting from dripping gutters, re-varnishing of timberwork, painting of eaves are just some of the matters under constant discussion. Gutters remain a real challenge as the initial company which attended some Units in 2016 went insolvent. The next company carried out work which Trustees rejected as sub-standard and they elected not to continue. Now Don Harvey and a single contractor slowly continue with gutter/elbow repairs/replacement on an ad hoc basis. Work on inaccessible elbows where veranda roofs are built remain another unresolved matter.

Storm Water Channel Stink: Most WPV owners/tenants signed the Petition which was personally handed to the local Councillor of Ward 3 on 21 July. The response is that a broken sewer lid near the storm water channel was recently replaced by NMBM staff and that the problem should be resolved. You are asked to monitor this as some residents are not convinced; report to FSPA if foul odours are again noticed; record time and date please.

Fire Hydrants: Something one never notices until disaster strikes. The two on site fire hydrants are this month (we expect) to be serviced/head-replaced by Rademeyer Plumbers. A notice was sent that water would be switched off for some hours; this will happen on another day as the contractor was delayed.

Greencycle: A message received: - "Hello Greencyclers. I have some great news! We have a processor who is able to take CDs and plastic paint pots for recycling 😊😊 From our side, we are delighted to be able to keep more stuff out of landfill and reduce what goes into your black bag even further. We obviously want this to be a permanent arrangement so please help us by ensuring you send the CDs only, and not the cases, and that paint pots are free of all excess paint. Time to sort out the office and the garage..."

NMBM Refuse Removal: We all know strikes/go-slow problems intermittently happen. Notices are when possible emailed but some owners have no email address. It is not possible to hand deliver urgent notices and emails can be missed. If your refuse is building up please keep on site for the next collection; don't leave refuse outside your Unit.

WPV Unit Wanted to Lease: An owner is urgently looking for a WPV to rent. If you hear of or have plans please contact Phillip Bowman 0826592709.

The Wrong Trees: Much to the sorrow of some we see established WPV trees being severely cut back or removed. This is instructed with reluctance (imagine WPV with no foliage to soften the brickwork) but years ago the wrong trees or shrubs were planted resulting in damage to boundary walls and other structures. One cannot believe the slow inevitable damage done by plant growth. Even grass can lift tarred road edges! Trees must be replaced with townhouse friendly plants; most nurseries know what to supply.