

VILLAGE NEWS

Walmer Park Village, 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.



December 2014

PROPOSED AMENDMENTS TO CONDUCT RULES: You should have received a copy of this proposal 26 November 2014. Your input is required by 31 December 2014. The contents impact on all owners and tenants so you are urged to note the information for ratification at the AGM.

WPV Body Corporate Maintenance Management Plan: The 5 year Maintenance Plan to 2018 is complete and the subject will be on the AGM agenda. 10% pa cost escalation is included.

ESKOM: Electricity to cost $\pm 13\%$ more in 2015, according to local press. An expected cost increase but the major issue remains 'load-shedding'. Mixed messages are published so it's best to prepare for the long haul. Bear in mind generators are noisy so if you install in your yard please be as sensitive as possible to your neighbor's needs. Saturday 6th December the main gate drive again failed, the gates remained open until attended to later that day. This is always a high risk moment and you are urged to report obvious intruders to Atlas or your own security company. The back-up batteries for garage doors do fail at some stage. In that case, when power is off, the garage doors may not open. Ensure you are not locked out of your Unit by always carrying a house key with you.

Financial Reserves: At the November 2014 Trustee meeting it was confirmed that WPV reserves are in a healthy state. Budget proposals for next year were studied in detail and will be tabled at the 22 April AGM. An increase in Levies is projected. It was noted that the last Special Levy at WPV was about 6 years ago – no such levy is expected at this stage.

Security Light at Rear Parking: This light failed months back and will be repaired; a new connection to a distribution board is required with NMBM approval. While on this subject please advise a Trustee or the Unit owner if you notice any exterior light fails as WPV has no street lights, we rely on each other for lighting.

Holiday Security: If you are leaving on holiday inform a known neighbor and make arrangements for access to your Unit in the event of some catastrophe. Also grass cutting continues during December/January holidays so access for Pro-Cut to your Unit should be arranged.

WPV Unit Wanted to Let: A Resident urgently requires a WPV Unit to let. Please contact Unit 27 if you have a Unit available in 2015.

John: Should you wish to contribute a gift to John (gardener) for Xmas please hand to him personally.