

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.



December 2015

Gas Installations: Reminder that FSPA must receive a copy of your Certificate of Conformity from a professional gas supply company. If not done your Insurance cover may be compromised (Refer August 2015 WPV Newsletter).

Arrear Levies: A few WPV owners occasionally fall behind with monthly Levy payments. To save irritation/penalty interest you are urged to instruct a Debit Order with your bank. This can also address annual Levy increases.

Disturbance: Registered Rule No 14 Section 7 states: "The use of power tools, hammering and other noise generating equipment shall only be permitted between: 08h00 AND 17h00 on Weekdays and 10h00 AND 14h00 on Saturdays AND NOT AT ALL ON SUNDAYS AND PUBLIC HOLIDAYS." In the event of verified complaints owners/tenants in breach of Conduct Rule 14/7 are obliged to pay a monthly penalty of 50% of the current levy.

Security: During November Atlas warned of household burglaries near WPV, an attempted break-in through our electric fence occurred recently. The fence was checked/repaired. Walls and electric fences, our own security, Police and a most vigilant Atlas are all that stand between us and dangerous criminals. Be alert. If on holiday leave common sense precautions in place at your home.

Maintenance: This project continues, upgraded Common Property is already much improved. Gutters can only be handled in early 2016, as previously stated. Church Road remains an eyesore (at the time of writing this Newsletter). Trustees have yet again contacted, what is hoped, people who can try to apply pressure on the contractor/s. When one considers this contract commenced about 9 months ago the present mess in our road is a disgrace.

Insurance: WPV Insurers increased value of all 34 Units/common property/services to an amount exceeding value calculated by a registered Valuer. At the November Trustee meeting acceptance of Insurers requirement was adopted. Many worldwide reports confirm extraordinary weather events; WPV may one day face crazy weather. Adequate insurance cover is obligatory.

Geysers: Reminder!! In the event of your geyser failing, cost excess payable by the Unit owner is now increased from R1 500 to R2000.00. The increase is due to the high loss ratio in 2015. Geyser 'anode' is designed to degrade over time – if an anode fails the geyser wall may eventually erode and either leak or burst. The most frightful mess in your home results from a burst geyser. Check with your plumber when the anode was last inspected.

Greencycle: This company arrives at WPV twice a month to collect waste paper. There are waste items they do not want or cannot process. If you do not have details and wish to be a 'greenie' please contact FSPA or a Trustee for details. WPV supports recycling. Buy green bin bags and leave with John. We will ask for a collection schedule for 2016.

Gardens: Should you or friends have excess plants/shrubs please call – 0826592709 – as WPV can usually use these to improve C/P gardens. With such high maintenance expenditure the "new plants" budget this year is nil.

Visitors Parking: Visitors parking is just that. Long term use of such parking is not permitted.

Cats: A young cat/kitten is wandering about WPV as reported by owners. It may be a stray or cat-visitor. There is absolutely no exception to the Rule disallowing cats with reasons stated on numerous occasions. Trustees and FSPA have resources to give instructions to a professional association or company to capture the cat and place it with one of the organisations which deal with pets. If the cat owner is identified all costs will be for his/her account.

Web Site: Under construction is a web site outlining the many appealing aspects of WPV and neighbourhood. This will be of use to selling/letting agents. Should you have thoughts on the subject please contact a Trustee. If you are interested in the development go to www.walmerpark.yolasite.com.

Annual Gift to John Sodlala: John has numerous responsibilities besides gardens. In acknowledgement of his efforts this year please contribute to a gift for John by placing your donation in an envelope and delivering this to the letterbox at Unit 28.

Telkom Fibre Optic: WPV Trustees were contacted by Telkom to establish if connection is required. You will have seen trenches being dug and yellow cables installed in Walmer and elsewhere. It seems likely that connection is consistent with 21st Century trends and no doubt will have enormous appeal. In fact non-connection at WPV could impact negatively on property values, in the opinion of a Trustee. After verifying details with Telkom Trustees agreed to sign a consent form allowing Telkom to upgrade WPV services. The existing 450x450cm junction draw boxes will be upgraded to 600x600cm junctions. There are ±10 of these at WPV on the grass verges or WPV roads. Other than that existing reticulation will remain unchanged, Trustees are told. The fibre network deployed will be an open access system, enabling customers to connect to an accredited and licensed service provider of their choice be it Telkom, MTN, Vodacom, Fibreco etc. Cost implications: - Telkom meets all costs, Owners and Body Corporate have no new expense or availability cost implications, reports Telkom. To clarify: Telkom pays for installations/upgrades, if/when Owners decide to connect to fibre optic there will be a cost (but only then), no additional costs on Telkom monthly accounts if not connected, no obscure costs to Owners or Body Corporate.

In the event that fibre optic connection from the junction box to inside of the home is one day instructed by a Unit owner and the existing conduit is unusable or any other unexpected event occurs costs are for the Unit owner, not Body Corporate.

The following information was extracted (edited) from Telkom web information: - "Telkom announced that more than 25 additional areas, suburbs and communities will have fibre optic availability by the end of September 2015. The telco boasts the largest open access fibre network in the country, available in multiple additional suburbs of Johannesburg, Pretoria, Durban, Cape Town, Bloemfontein and Port Elizabeth. Earlier this month, CEO Siphon Maseko said that Telkom fibre would be accessible to one million homes by March 2018, with half a million homes to have access by the end of 2016. Telkom's fibre to the home network includes 38,000 homes connected since launch. Fibre to the home currently allows for download speeds of up to 100Mbps, allowing customers to download a standard definition 4.7GB video in under seven minutes. Telkom noted that fibre optic cables transmit light, which does not allow for interference from electromagnetic noise such as radios, motors, power lines, electric fences or other cables. This ensures fibre remains a reliable and stable broadband product."