

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.



February 2016

Consent to FSPA: In terms of Regulations Unit owners must approve communication from FSPA by email rather than post/delivery, where possible. If you want WPV matters from FSPA sent by email (it saves costs AND paper – save the planet!!) written consent is required by FSPA. A suitable form will be hand delivered shortly to each Unit owner, if they live at WPV. Please respond.

AGM 2016: Please note in your diary that Wednesday 13th April 2016 is the agreed date of WPV next AGM. A formal notice will be sent.

Electric Fence: Reminder! It is essential that vegetation is cut back from the electric fence wires as leaves/twigs cause false alarms. You must handle this BUT be very careful of the electric fence. Also if your family/staff attends warn them.

Dog Mess: Amazing but true, this subject is back again - some Unit owners who permit their dog/s to defecate on WPV common property have been identified. It will be decided by Trustees/Rules on appropriate action. To refresh your memory – if your dog defecates while walking in WPV grounds it is the responsibility of the owner to pick up and deposit in their refuse at home. Throwing dog poo into the garden beds is disgusting. Our gardener has this to contend with. Also if you go off site (please) do not permit your dog to mess on the grass at the water meters at WPV entrance. While reading the meter last week there was that problem at the meter. It may be other suburban pets but a WPV resident has been seen allowing their dog to behave like this. Some dog-owners have 'pet walkers' so kindly inform them of our Rules which are consistent with almost every townhouse development in the country.

Long-term Parking in Visitors Bay: It is unacceptable to leave your vehicle parked for weeks in an on-site Visitors Parking Bay. Over Dec/Jan a vehicle with a flat tyre became a permanent fixture, much to the irritation and inconvenience of nearby owners.

Defect Reports: This huge project is now winding down, a majority of work has been done including exterior timber treatment, replacing putty, preparation and repainting of boundary walls and so on. The omission is guttering. A meeting will be held shortly with a professional specialist company representative to prepare a 'specification' summarising every gutter failure. Generally this is confined to leaking elbow joints. Access to Units may be a challenge as the company will one day arrive and expect to move through WPV over maybe a week. Children, dogs, your staff, laundry on the line, parked vehicles in the way etc must all be considered. The double-storey Units are more complicated. Subsequent damage caused by gutter leaks over the years can be investigated at a later stage.

Back Gate: An unresolved problem for the gate lock is intermittently faulty. The subject was on the January Trustee agenda. Opinion is divided with some considering the gate should be removed and bricked up and others that this is a facility that has always been available and is of essential use to a few owners/staff. If you have an opinion here please email/write a Trustee or FSPA.

Common Property Gardens: An owner kindly donated a shrub which is now planted. Thank you. A new pot/bougainvillea at WPV entrance will hopefully thrive and brighten our stained/patched/scruffy road the contractors left behind. The good news - our water mains no longer burst – to date.

Trustee Resigned: Ms. Hester Minkley regretfully considers it is time to resign. Trustees thank her for uncountable hours she devoted over years attending to WPV grounds and gardens plus other duties. She will continue when available with a far smaller garden area. Thank you Hester!

Welcome: Several Units at WPV were recently sold; we welcome new owners and wish them a contented life here. It is encouraging to see a steady market for our Village which offers good value in a prime locality.

Refuse Bags: Restricted to TWO bags per household per week. 34 Units at WPV, removals twice per week. $34 \times 2 \times 2 = 136$ black bags/week. Say that is an average, John just cannot handle any more, and the allotted 2 bulk bins are usually filled to overflowing. If you have excess, which may include garden refuse please hold back so that no more than 2 bags are left out for another collection. If a large amount is to be collected then you must arrange matters. Tip – the Municipal tip off Victoria Drive is anything but safe.

Abandoned Project: As you certainly know JK Structures in early 2015 commenced the replacement of the mains water pipe along Church Road. Towards the end of last year it seemed they had abandoned the site resulting in a depressing mess for months. Subsequently Masakene Construction continued only to do likewise as part of top end of Church Road remains a construction site. Note that the fire hydrants have not been replaced possibly placing property and lives in the node at risk in the event of fire.

Optic Fibre: On enquiring a Telkom representative advised late January 2016 that answers to an emailed query from WPV will be handled by their Planning Section. Telkom staff started digging trenches along the street servitude; apparently an optic fibre underground cable will run along River Woods/River Club verge. Finally our much injured western pavement will be left alone.