

# 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 2015

**Welcome:** To new residents and farewell to those who moved from WPV. Our townhouse complex seems to offer good value for the investment. For example: Upmarket River Club and The Grange sell reportedly at about double WPV values. Certainly Unit areas are greater, interior spec's and common property to higher standards. WPV has all the advantages of an excellent address.

**Exterior Lighting:** As most of you know exterior lighting is the responsibility of the Unit owner. Please check this evening that your exterior light is on. Some lights have failed and must be replaced. The unlit parking area opposite Unit 13 – we still await NMBM input to connect a light from the mains board.

**Tree Removals:** Always with regret WPV trees are, on occasions, removed. A beautiful tree near Unit 4 is a case in point where an experienced landscaper reported that if the tree roots were cut back the tree would die or be blown over. Those roots have caused boundary wall damage for years. It will be replaced with a townhouse compatible tree or shrub.

**WPV Defect Reports:** Our substantial maintenance project is well underway as mentioned in August Newsletter. When the contractor arrives at your Unit please ensure that access is arranged each day, plans for dogs are made (if applicable) and you discuss any matters requiring attention. However defects omitted from your Report cannot be handled without Trustee consent. Gutters are still to be serviced.

**Flowers/Shrubs:** If you have any surplus plants please contact Ms. Hester Minkley at Unit 22 as she continually improves our gardens on a limited budget.

**Main Gate/Pedestrian Gate:** Main Gate has improved security by closing more quickly, Remotes are now registered, gate access from 11pm – 6am restricted and gate breakdowns ceased – to date\*. Aesthetically the area is far more appealing. Delinquent owners and visitors still on occasions drive in/out and do not wait for the gate to close. The rear pedestrian gate is a problem with multiple lock failures. A high risk to all of us so Trustees are considering the subject. \* (Currently an unexpected gate problem, under discussion).

**Unit Upgrades:** If this is underway or you are contemplating please note: - builders or their staff are not permitted to sleep overnight (this has occurred in the past when owner was out of town), common property to be kept tidy and safe, 3000 kg load limit to be noted with builders, Trustee approval is obligatory if work is carried out externally, window/door replacements must be timber (stained the same colour as present) or PVC in matching timber colour, be respectful to your neighbours. Work over weekends and after hours is not permitted or socially acceptable.

**Gutters:** This subject will be handled as one project however it is pointed out that some gutter leaks are causing damage to eaves or timber. If this is the case please notify FSPA soonest so that our maintenance team can fast-track the isolated problems. Just send a note/email or call to Ron Dillely at FSPA – 041 363 4668. You may have noted this in the Defect reports without mentioning that the leak repairs are urgent.

**Pavement/Church Road:** The after effects of JK Structures work seem, at last, being attended to. The area in front of Units 34/35 is still under construction with a persistent problem. Eventually we may have a repaired road, path, pavement. Already the removal of ancient timber poles is an improvement.

**Branches/Electric Fence:** Please check that leaves/branches are cut away from the electric fence. BUT remember that the fence is alive. This is prime growing season so it's best to check every month or so.