

# 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.



## **April 2016**

**WPV Annual General Meeting:** Reminder! If you are unable to attend your AGM at 5.30pm Wednesday 13<sup>th</sup> April 2016 at Unit 22 please sign a Proxy in favour of an acceptable and informed person to represent you. FSPA will shortly send a formal notice about the AGM. There are always important matters on the Agenda, the Trustee Report and forward planning.

**Common Property Upgrade:** This major maintenance undertaking is nearing completion including exterior timber treatment, putty replacement, gates, painting of walls etc. Labour accounted for ±60% and materials 40% of the total cost to date. 1035 hours of work from start date of 06 July 2015. At the time of preparing this Newsletter gutters at 3 Units have been upgraded by Watertite. The eventual planning includes attention to remaining gutter defects and Quotes are under consideration.

**Interior Water Bursts:** During the past month while owners were out of town two WPV Units were partially flooded due to plumbing failures. The damage, inconvenience, bad odour, contractors on site and insurance Claims protocol are enough to remind us all that when away it's best to switch off your water mains. Check with your plumber as the geyser and other installations may have to be switched off. Also if you need your garden watered or pool topped up that's another matter. Some Units have multiple mains taps to switch off supply so do check. Tell your neighbour where to contact you in an emergency and ask them to keep an eye on your home.

**Geyser Anode Servicing:** Rob Millar Plumbers in February charged R570.00 including Vat to supply and replace a sacrificial anode to a geyser. An example. A burst geyser may cause damage costing about 50 times that cost to repair.

**Optic Fibre:** The installation is complete we are told, eventually Church Road may be tidy once more and we all await the various options open to us from service providers, including Telkom.

**FSPA Change of Address:** Only a street address change – 25 Pickering Street Newton Park, corner 3<sup>rd</sup> Avenue. All other contact details are unchanged.

**Greencycle: (Support them please!)** Extract of a message from this worthy company: - "Together we have kept close to HALF A MILLION KILOS of waste out of the Arlington Waste Site in the past year. A breakdown of the main categories of raw material we have saved and sent for recycling in that period is: • Glass: 116 460 kg • Plastic: 46 714 kg • Paper: 244 388 kg • Metal: 15 586 kg".

**Value Comparisons:** The Wealth Report 2016 – Knight Frank – noted in a recent "Property News" publication several eye watering prime residential values in the world (December 2015). The listed zenith is Monaco at cR912 000/m<sup>2</sup> or \$1m for every 17m<sup>2</sup>. Then in Sydney R388 000/m<sup>2</sup> buys 40m<sup>2</sup> (\$1m for 40m<sup>2</sup>) Cape Town a paltry R61 000/m<sup>2</sup> for 255m<sup>2</sup> of super luxury. If WPV is tacked onto this illustrious list (however our tranquil village is certainly not defined as – prime) the cost per square meter is just R8000. Less than one percent of Monaco values !!! If emigration is in mind delve into the spectacular wealth gap.

**Gardens:** Thank you to Gail Cohen for assisting with WPV gardens, in association with Hester Minkley.