

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.



August 2016

Exterior Security Lights: Previously noted in WPV Newsletters we rely on each Owner/Tenant to ensure lights are functioning. Sometimes a failed lightbulb is not noticed. Changing an exterior bulb can be arranged for you if you just cannot manage. Call FSPA to report the problem and a Trustee will instruct once you have supplied a new bulb. However recent history shows that on occasions the exterior light is not switched on or the light-fitting is functionally defective and needs replacing. This is a big subject as dark areas are favoured by criminals, as you well know. Mid-July several Units had no exterior lighting. Please check tonight and if necessary handle the problem. Installing new exterior lighting for the entire complex could result in a Special Levy; we would each be obliged to pay a significant amount. Some exterior lights are recessed against a garage wall so lighting is there but really dull.

New Appointment: During the past year or more the volume of Trustee responsibilities has increased to the extent that an additional Trustee was appointed. However for personal reasons that Trustee could not take up the position. After debating the matter in depth during this year it was decided at July Trustee meeting that a person be appointed to handle numerous matters – on a part-time basis. That additional cost is provided for in the 2016/17 WPV Budget. Responsibilities include hands-on routine WPV maintenance and repairs. Hours are Tuesday and Thursday mornings. Instructions may not be given directly and must as always be directed via FSPA or Trustees. We are very pleased to welcome Mr. Don Harvey from August 2016.

Telkom Fibre Optic: There are local and national teething problems but fibre has arrived at WPV. The advantages are obvious; improved service at the same or lower Telkom monthly cost (reportedly), crystal clear telephone lines, better data speeds depending on your option selected. Daily or weekly emails can be arranged advising of your data use. Investigate when you are ready.

Gutters: The previous contractor who worked at WPV closed down in PE. After much delay Trustees have instructed the next gutter upgrade at just one Unit to evaluate time/materials/costs enabling an informed Quote for the remaining WPV Units. Despite previous requests gutter Defect Reports are still trickling in. If you have gutter problems and have not reported in writing, do attend.

River Woods Exterior Wall: Facing a damp south side the white wall we see when driving out of WPV was an eye-sore; the paint was mildewed, grey and stained. The Chairman of River Woods kindly agreed to upgrade and repainting is in progress. The point is – please donate any hardy excess shrubs/plants to place along that boundary to improve of our end of Church Road. The area has been such a mess for so long let's get it looking better for spring. Call 0826592709 to arrange plant collection – this will be much appreciated. John will be asked to plant and initially water.

Blocked Drains: Root invasion caused a waste water pipe from a kitchen gully to partially block drainage. Initially the Owner had plumbers clear the pipe with (assumed) rods but sometimes the only method to do the job properly is to dig and investigate. This was the case with the aforementioned problem. There are experts in the field – not all plumbers diagnose correctly. Trustees/FSPA can advise. Some costs are for Body Corporate and others the Unit owner's account.

Letting WPV Units: Tenants are of course bound by Conduct Rules. When letting ensure your tenant is given a copy (available from FSPA, check for costs) and preferably include the copy in the Lease Agreement.

Common Property Gardens: You may notice that Mrs. Hester Minkley and Mrs Gail Cohen contribute to garden improvements/pruning/planting, working with John Sodlala. This is pro-bono work so take the time to appreciate such generous contributions by our two kind hearted fellow Owners. Amongst numerous responsibilities John is employed full time to also maintain lawns/gardens/pruning etcetera.

Greencycle:

Remember to participate in the recycling project. Recycle items like glass and plastic bottles, newspapers, cartons and other recyclable material. These should be placed in a GREEN plastic bag however if you do not have then tag the black bag showing clearly it's for re-cycling. John will collect on Monday mornings if left outside your unit. Greencycle collect around lunch time. Detailed information on recycling is available on www.greencycle.co.za

WPV – a tiny Game Reserve: Stories of creatures which share our space are interesting. This week a resident was “crab proofing” the bottom of her front gate – surprisingly large crabs probably from the surrounding wetlands wriggle into her garden, visitors she understandably does not need. Meercats sometimes are regular visitors through boundary wall drainage holes at WPV. In early autumn a large snake skin was found by a neighbour while she was gardening (fortunately the occupant was never found), a Lanner Falcon spent some time hunting pigeons and doves at a WPV bird-feeder – a magnificent bird it is, Spotted Eagle-Owls ‘hoo-huuu’ doing nothing but good by hunting rats, mice and anything slithery. Small birds and their beautiful songs abound. Fork-tailed Drongo is a bossy bird with a scraping harsh call and the ability to mimic birds of prey, Hadedda Ibis is unmistakable, strutting about WPV raiding black-bags awaiting collection but on the good side they eat grubs and aerate the soil. Early mornings we are entertained by honking-hissing Egyptian Geese thriving in PE. One resident we don't need is the mole, a real pest but strictly protected by law. So the list goes on; it's a privilege living on the edge of Baakens Valley.