

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 2017

Drought & Floods: Our hot summer of drought is evident throughout this region. WPV lawns and gardens are stressed but a surprisingly small amount of saved bath, sink or shower water may keep some plants alive – until rain arrives. Sometimes PE droughts end with floods. 01 September 1968 it was recorded that 429mm fell in just 24 hours (Ref EP Herald). That year a total of 1032mm was recorded. 1974 was a flood year with 966mm and 1981, 923mm. For 10 months of 2012, 985mm drenched our city. (Ref: David Batzofin-Travel & Things and "My Conflicted Self"). PE's average annual rainfall is 453mm (Ref: PE Climate) Some WPV residents have already installed water tanks (apply for consent) as history may not repeat itself; drought in this changing world may be a word we use more frequently.

Atlas Alarms: A number of false alarms caused by WPV electric fence problems resulted in Atlas responding – unnecessarily. Trustees instructed that the mother-board is checked thoroughly however the matter is still under investigation. You are urged to have your home alarm system checked or upgraded should you experience false alarms at home.

Ground Water Drainage: A long-term problem with underground and surface water drainage from several gardens on the northern side of WPV has been on the Trustee Agenda for ages. An Engineers Report was obtained in 2016, quotes to install drainage obtained. But the stumbling block was replacement of a previous drain along the servitude at the top of Church Road. January 2017 NMBM instructed Masakeni Construction to attend. This had been done. Now a plumber will install gravity feed drainage as required.

Telkom & Main Gate: The communication system from each Unit to the Main Gate dates back many years. To convert this to a modern installation where we can trigger the opening of the gate without Telkom is hugely costly. Some residential developments even have closed circuit TV so you can check who is asking to be let in. For practical reasons we will continue with Telkom and cannot alternatively use cell phone activation for security reasons.

"hello & goodbye": During 2016 several WPV Units were sold or re-let. When you hear of this on the WPV grapevine you are urged to introduce yourself as good neighbours are an asset in life.

AGM: A formal invitation to WPV AGM will be sent. The probable date is 19 April 2017.

Dogs Dogs: This subject recurs with monotonous regularity. Not so much dogs but dogs messing on Common Property lawns and garden beds. Trustees receive complaints, quite rightly. Past Newsletters explain the irritation and difficulties yet a few dog owners living at WPV just don't seem to care. Dogs are not permitted to run free for obvious reasons; they are just dogs so if the need arises they squat and mess anywhere. It's not the dogs, it's the Unit owners or tenants. Working in garden beds when the gardener encounters dog droppings!!! Who on earth can enjoy that? Having to clean up someone else's dog mess on the lawns? Unacceptable. Some guidance will be investigated by checking action taken at other townhouses. Dogs may not roam freely at WPV. If you are heading for the road: KEEP YOUR DOG ON A LEAD and remove any mess on the way. It's your problem.

Hosepipes: Municipality clearly spelled out that hosepipes are not to be connected to taps under any circumstances. Of course it is illegal to top-up pools.

Alugutter: Previously it was intended that only gutters on Units where a Defect Report was received by FSPA would be repaired by Alugutter. This company started work at WPV Monday 6th February. However it was decided that all gutters will be serviced at WPV by Alugutter and where possible/necessary gutters cleaned as a separate job by Don Harvey/John Sodladla. This costly maintenance project is in accordance with WPV maintenance budget. Alugutter will work intermittently, Trustees were told today.

Water Tanks: Some owners have now installed WPV approved water storage tanks. All cost is for owners account and any future tank maintenance or temporary removal during sewerage blockage or other reasons for owners account.

Greencycle: Those caring souls who collect plastic/paper/other for recycling – please never include glass as bags are compressed on site to reduce transport space. A glass recycling bin is in Church Road on the verge outside Theodor Herzl School or else place glass bottles in a separate bag for Greencycle.