

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.



June 2016

Businesses at WPV: It is clear from the Sectional Titles Act that a flat or townhouse is intended for residential use, and generally cannot be used as an office or place of business – unless the owners of every other unit in the S/T scheme agree in writing to a change of use. This means that owners who have not secured this consent can be told by the trustees of the scheme to immediately close their home-based business or face legal action. (Ack. Andrew Schaefer, MD National Property Management Company. Trafalgar). {Comment: Of course Town Planning Regulations also apply}

Atlas Dedicated Patrol Service: Do you want this? ... at WPV AGM in April details were noted whereby all residents may ask Atlas to accompany them on the way home into our Village and Atlas would patrol on site every night. However 80% of 34 Unit owners must sign up and the service costs cR150 extra per owner per month. Input will help Trustees gauge if the offer is viable.

WPV Gutters/Downpipes: A Defect Report was emailed/delivered to you for completion. Twelve completed Reports have been received to date. Phase 2 repairs will be underway soon (3 Units have been completed) so those on the next list will be handled first, if possible. Should your Unit need attention please action soonest. Deliver Report to Unit 27 or 28.

Unpaid Levies: WPV is financially run as a tight ship. When levies are paid late or remain unpaid cash flow falters. If you are one of the few who regularly pay late please instruct your Bank to arrange payment of Levies by Debit Order or a suitable monthly system. Some owners pay annually in advance.

WPV Main Gate: Don't crash into it.... NEAR MISSES have been witnessed and a bump by a car/truck will cost thousands to repair – putting all of us at WPV at risk with an open gate. We drive in/out frequently so becoming blasé will increase risk - you will likely damage your vehicle. Caution visitors/contractors please.

Water Restrictions: It is reported that this unpleasant problem may be back. With 40% of NMBM water wasted or stolen (ref Herald report) the situation is worrying. Have this in mind when buying plants/seedlings.

Improving your Unit: Of course it is good news hearing of upgrading Units at WPV. However please remember that some exterior upgrading/redecoration must be considered at a monthly Meeting by Trustees before you begin. As you can imagine if every owner just went ahead as they wish WPV could become a riot of different styles and colour schemes. This obligation is common to most Sectional Title projects in South Africa.

Telkom & Optic Fibre Connection: Telkom has a special deal on the go. Fibre is available with numerous options on offer. One example: - Fibre connection* may cost less per month than the present Telkom package. Application forms are available at Telkom or from Phillip Bowman at WPV Unit 27, as copies were requested for your convenience. Then if you wish to enquire/order visit Telkom offices (they are at Walmer Park Shopping Centre amongst other localities) with your completed Application & ID Book. Special Offer ends June 2016, we are told but no written verification. There are other service providers in SA besides Telkom. *(Depends on your preferred Option)

Sewer Complaints: This email below was received highlighting a serious matter. Of course the Owner at WPV and Trustees forwarded it to the persons/bodies responsible but you are encouraged to monitor the deplorable situation and advise FSPA or Trustees when you see the problem.

"I would like to report 2 sewerage problems in Walmer:

1. The first is the one at the intersection of Main Road Walmer and 14th Avenue. This seems to be a reoccurring problem that arises from time to time (perhaps after the rains) and has carried on for the past couple of years. Please could a permanent fix be looked at soonest as the whole area becomes a health hazard with people driving through sewerage and spraying it all around the neighbourhood, especially on a busy Saturday morning.
2. Another more serious problem occurs in the cement canal in 16th Avenue Walmer. This rainwater run-off canal runs from the back of Walmer Park shopping centre between Walmer West Primary School and Walmer Park Village townhouse complex, where I am a resident. Over the past 6 months there has been an increasing sewerage odour emanating from the canal, which raises the suspicion that there is either a similar blockage problem nearby like there is in 14th Avenue, or there is some measure of sewerage dumping going on in a residential area. Either way, it amounts to an intolerable and unacceptable living environment as sometimes it smells quite like living on a bog farm, and hence I would earnestly request that the municipality investigates this as a matter of urgency."

Defect Reports-Gutters: Someone placed a completed Defect Report in Unit 27 letterbox on Monday 30 May but omitted Unit Number and Name. There is no way of tracing this Report so you are asked to call 0826592709 to complete information. In June a contractor will commence the next batch of Gutter upgrades.