

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 2016

Paving: Should you plan to pave an area in your yard/garden please note the following before you start –
a) Contact FSPA to record your intentions and check Rules b) delivery vehicles must not exceed 3tons c) if at some future date underground work is necessary (perhaps at Body Corporate cost) lifting and relaying paving is at Unit owners expense.

CSOS Ombudsman: An article appeared in Rapport in September dealing with the CSOS Ombudsman being a legal entity. Remarks were made about the levies payable to the ombudsman and it was mentioned that the maximum fee will be R40 per unit. AT WPV the average levy payable is estimated at R15.00 pm which will be recovered from Owners. The Ombudsman has a website with all the relevant information - www.csos.org.za. Also refer Herald front page news 17 October 2016.

WPV Website: If you are interested you will find the STSMA, 2011 and CSOSA, 2011 as well as all the regulations on our website - www.walmerpark.yolasite.com. The two acts and regulations were gazetted on 7 October 2016 and are now in full force. FSPA will bring all its clients up to date with a summary of the most important changes.

Restrictions on Water Use: In summary an extract of NMBM Regulations, already published, are repeated below:

.....prohibited (with) immediate effect:

1. The use of water obtained from the Municipality's water supply system for: -
 - (a) watering gardens, lawns, grassed areas, flower beds, racecourses, sports fields, bowling greens, golf greens and fairways, croquet lawns, turf wickets, ploughing fields and the like;
 - (b) topping up or filling fountains, ornamental ponds and the like;
 - (c) filling swimming and paddling pools;
 - (d) washing paved areas, walls, roofs, buildings and similar structures.
2. The use or operation of: -
 - (a) hosepipes;
 - (b) sprinklers, sprinkler and drip systems;
 - (c) automatic swimming pool fillers;
 - (d) automatic urinal flushing systems;
 - (e) the connection of a hosepipe or any form of irrigation system to a tap supplying water from the Municipality's water supply system unless for the purposes permitted in terms of this notice.

EXEMPTIONS

1. The use of reclaimed water or water obtained from sources other than the Municipality's water supply system.
2. Watering gardens, lawns, grassed areas and flower beds by means of a hand held container.
WPV Comment - Common Property gardens can no longer be easily watered which is a concern. Yet we have seen it all before in PE, an arid region. If you are able a few buckets of water on your garden and the plants in front of your Unit usually keeps things alive. A suitable townhouse rain water tank becomes even more sensible. (Trustee approval required)

Gutter Repairs: For any number of reasons this maintenance matter moves on at a slow pace. When the specialised gutter company closed shop and left PE, Trustees had a dilemma. The plan is to not repeat

previous 'patch and go' repairs; rather do the job properly. This entails repairing or replacing 'elbows' as necessary, fixing loose gutters to fascia boards, repairing/re-painting any resultant damage to eaves from leaks, cleaning out debris and so on. Defect Reports are on file, a contract is now in the final phase of negotiations. This is a high cost maintenance item already budgeted for.

Letting to Tenant: Should you invest at Walmer Park Village as a 'buy to let', note with your agent that tenants are bound by exactly the same Rules as owners. Entering into a lease without adequately informing your tenant may lead to serious problems and even litigation. This subject has been visited before – again you are reminded. Keeping a dog is sometimes one major matter and the lease may be conditional on such consent. FSPA has all information required. Presuming consent is unwise. Cats are not allowed.

Locked-Out: The windy season is upon us. If you have a 'Yale' lock on an outside door it is rather easy to have it slam shut with you on the wrong side. Getting back into your Unit can be a difficulty and your cell phone may be behind that door. Think about a Plan to solve your problem before it happens as the last resort is to have someone call a locksmith; and you must just wait and pay.

December Holidays: As our next WPV Newsletter is in December an early bit of advice - prompted by endless worrying press reports, cautionary emails from security companies and depressing stories at coffee shops about crime incidents. As before you are urged to leave contact details with a neighbour, take best possible precautions with your home, have your security company check your alarm system, book pets into kennels and so on. A routine we are all aware of by now. Also past WPV experiences suggest you should know where to switch off your water mains/geyser while away.

Spring Gardens: Driving into our grounds reveals welcoming colour and form nurtured pro bono by two generous residents (and employed gardener John). Our Budget does not allow funds for additional landscaping so resourceful ideas and energy amidst a drought have improved our environment. As always, if you have suitable plants/shrubs to donate, please contact a Trustee. Collection can be arranged.

Security: Despite every request there are still a few Units with no functioning lights on the exterior. Or light-bulbs have recently failed. Many other townhouse complexes have 'street lighting on poles' which can one day be considered during Budget discussions however the cost is very high. Note: A Unit at a prime townhouse complex near WPV was in October burgled in the early hours despite every precaution taken and CCTV monitoring. Be reminded that we feel quite secure but crime in SA remains a deadly problem.

Noisy Neighbours: A fact is in townhouse life we live rather close to each other. A large home and property in an established garden softens noise thus an inconsiderate neighbour is less obtrusive. You are reminded to be aware, particularly late in the evenings, that noise is often the subject of complaints. Examples include loud music, barking dogs, working at some project in the garage, using machinery after working hours, departing guests etc. Conduct Rules are there to enable us to have a level of care for each other.