

NEWSLETTER

2022/05

June 3rd 2022



Waste and coarse dirt

In the previous newsletter we drew attention to the fact that bulky waste and cardboard is often dumped in front of the container pens. We also drew attention to the fact that household waste is regularly left next to the containers. The board finds no significant improvement and is forced to warn the enforcement of the municipality in the event of new violations. Fines can range from €100 to several hundred euros, depending on what is left behind/incorrectly presented and the amount of this. Soon we will also consider any further steps to enforce the house rules. This may mean that you as a resident can no longer store bulky waste in the common areas of the complex. It has also been found that more people than desirable appear to have access to the container areas. The first step to limit this has already been taken. We have requested the manager to have the cylinder of the container rooms replaced shortly. We deeply regret that this measure proves necessary.

[article 3 point 4a HHR.](#)

For bulky waste, please contact the municipality of Zoetermeer. Depositing bulky waste in the container area is not permitted. Construction waste must be presented to the relevant depot of the municipality of Zoetermeer. The owners and users are responsible for the storage and disposal of bulky waste (determined by the members of the VvE).

General Members Meeting 30 May 2022

The board would like to thank all members who participated in the General Members Meeting of last Monday evening May 30, 2022 and who voted online or via the portal or ballot paper. It is very positive to note that all the proposed resolutions have been adopted by an overwhelming majority. The comments from members regarding the individual financial situation and also the association reinforces the board's view that investments should be considered very carefully. It is also positive that Heimstaden wants to play a role in this, with the guarantee not to impose their vision. As indicated in the meeting, the board is looking for members who want to contribute ideas about all kinds of matters, such as maintenance and sustainability. It is encouraging to learn that members are willing to do odd jobs here and there. Anyone who wants to participate in thinking or jobs can report this via info@vvebelvederebos.nl

INVITATION WALK-IN EVENING

Every 1st Monday of the month from 19.30 to 21.00 hours
In the office of VvE (former caretaker's office)

Due to 2nd Pentecost day the
Walk-in evening moved to tuesday

June 7th from 19:30 - 21:00 hours

in the office of the VvE

You're welcome to come and visit us. No need to sign up in advance.

Vereniging van Eigenaren Belvederebos 1 t/m 240 Landweer - 'Erf van de Belvederebos - Huisvesting'

Roof fans

Due to all kinds of logistical problems in the world due to sanctions and the like, there are problems with the delivery of the ordered roof fans. The delivery time keeps changing, so there is no certainty whether the engines can still be delivered this year. The previous offer that was approved was based on Zehnder engines. As indicated, this manufacturer cannot guarantee delivery, so it may still take a considerable time before they are installed. Therefore, another engine supplier has been contacted. This could supply LHTO engines and after placing the order, these engines will be delivered with certainty within 12 weeks. assignment. Although these engines are of a different brand, they are completely equivalent to the previously offered variants. The price has remained the same. The costs therefore remain within the mandate approved by the members during the GMM on January 11, 2022. The board has therefore approved a replacement type of roof ventilator. It is now expected that the new roof fans will be installed in September. Once the installation schedule is known, it will be shared with members.

The Belvédèrebos is 50 years old!

This year our flat exists 50 years: a moment to reflect and celebrate. We are looking for creative ideas and ways to organize this in a budget-friendly way. An option is to have this take place on the national neighbors day on September 24. Who thinks along with us?



Empty reports Elevator failures

As a board, we regularly see invoices for empty reports of elevator failures. The costs per malfunction are between €250 and €400 depending on time and day (a higher rate after office, Sundays and public holidays). These costs are not covered by the maintenance contract and the treasurer has no choice but to agree to this. As everyone knows, the lifts are being renovated; this year on the high side and next year on the low side. The false reports are often the result of putting something in the door on another floor, so that the elevator does not reach the applicant. When the technician arrives on site, the problem no longer occurs, but a check is still carried out. This also applies to malfunctions that occur due to wear, as a result of which the system does not know where the elevator is for a while. It may then take a while for the system to correct itself again. Obviously this is annoying for the users, but the board would like to ask everyone to be a little more patient before a report is made. We also understand that when there are removals or other items are moved via the elevator, the door is sometimes deliberately kept open. If one would inform the inmates by means of a note at the downstairs elevator doors, that would also help. Together we must try to keep the unforeseen costs for this complex as low as possible.

Contact Information

Apartment Owners

General Failures

VZB Vastgoed,

office hours 09:30-17:00 **070-4273 372**

emergency number 070-311 02 44

info@vzbvastgoed.nl

Sewerage

RRS 088 - 030 13 13



Tenants

For all failures

Heimstaden, every day

00:00 – 24:00 uur. **085 - 0866039**

service@heimstaden.nl

(or online serviceportaal)

Elevator problems

ORONA 24/7 breakdown service

0172 – 446111

FACEBOOK en WHATSAPP are useful for mutual communication between residents, but please note: this is not a means of reporting malfunctions and/or complaints to the VvE board.

IMPORTANT: Smoke detectors are required by law for all homes from 1 July 2022

SMOKE DETECTORS ARE SAVING LIVES



DO YOU ALREADY HAVE THEM ?

Members VvE Belvédèrebos are themselves responsible for the purchase and installation of smoke detector(s)