

NEWSLETTER



2022/7

26th August 2022

Energy prices

With the current extraordinary rise in energy prices, our home owners association will have to pay significantly higher amounts next year for the joint heating and electricity costs. Those costs are expected to be up to four or five times higher than the current contract-based costs. The amount that we have to pay more for the above costs can rise to € 150,000 per year. It is therefore inevitable that this will have major consequences for the amount of the monthly contribution, or major maintenance or both. In the upcoming months, the board will focus on this issue in order to be able to sketch a clear picture in the autumn of the costs and options to be able to deal with this crisis as an association financially.

Handyman Team

From 20 August, a number of residents have been active in the Belvédèrebos handyman team. In their spare time this team makes an inventory and repairs, where possible, of the defects in the common areas with the aim of saving costs for the home owners association. They can use the help of all residents in this effort. That is why residents are expressly requested to report any defects they find to the board by email. Please note: The handyman team does not work in the homes of residents. This is for the residents themselves to organize.

Roof fans

In the week of August 29th to September 2nd, the company Ventius will replace the roof fans and clean the vertical ventilation shafts. Only the residents on the first floor are requested to stay at home at a specific timeslot, so that this company can extract the dirt that is released in your home through the grille openings in the kitchen, bathroom and toilet. Every resident should have received a letter this week clarifying a few things. Because the planning is flexible, an overview will be displayed in the notice cabinets for the specific days and periods per housing group.

Elevator renovation

As you know, the elevator renovation on the high side is in full swing and nearing completion. There are a number of things which are not going quite as planned and there has been a lot of communication about that. The finishing of the outside and inside is somewhat delayed with a small adjustment for the outside due to the large number of broken tiles. Until delivery, the door mechanism will have to be adjusted a number of times, therefore elevators could be temporarily out of use. The planned delivery is scheduled for the first week in September, but it also depends on the supplier of the stainless steel for the exterior. It's sad to see that a door has already been damaged by the deliberate scratching of a name.

Apartment owners

General Failures

service

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

Contact Information

Tenants

For all failures

Heimstaden, every day
00:00 – 24:00 hours. **085 - 0866039**
service@heimstaden.nl
(or online service portal)

Elevator problems

ORONA 24/7 breakdown

0172 – 446111



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

Bulky Waste disposal

As is known, all residents of the Belvédèrebos have the opportunity to store bulky waste in the 2 bulky waste depots that have been made available for this purpose. Unfortunately, it happens too often that residents dump their rubbish in front of the bulky waste depot. In addition, it is a monthly recurring problem that there are residents who suffer from "out of sight out of mind syndrome" after storing their bulky waste and thus leave the "out of sight" of their own bulky waste to others. The Belvédèrebos has a very friendly resident who has taken on the task of cleaning up the litter around our flat and checking the bulky waste for useful items for charities. This lady has the key to the bulky waste shed and is always willing to open the door for residents to put away their bulky waste. But do you know that this lady is not the youngest anymore? And that she is often the one who carries the dumped bulky waste inside? or just outside? The board finds this absolutely inappropriate and is convinced that all residents of the Belvédèrebos will understand the position that we cannot saddle the lady with carrying and dragging the often heavy waste of another person. This lady has just indicated that she will immediately stop being the point of contact for bulky waste. The resident of No. 29 is so gracious to take over this task; she is available every day until 8.30 pm. Also, no more items will be collected for the Pelgrimshoeve. There will be a list in the bulky waste depots in which you can enter your house number and a short description of the bulky waste that you have deposited there. After the bulky waste has been collected by the municipality, it will then be clear which resident(s) has not taken his bulky waste outside. We hope to increase the living pleasure for everyone with this small adjustment and we therefore expect the cooperation of every resident who would like to use the bulky waste depots. If this minor adjustment does not yield the desired result, the board will be forced to drastically limit the storage of bulky waste in the designated depots.

WOZ value increased enormously

The 2021 municipal tax assessment shows a considerable increase in the value of the WOZ, i.e. an increase in your assessment. The municipality has no knowledge of the actual condition of your home and assumes a value, often based on the sale of surrounding homes. The housing market has taken off enormously, which means that considerable amounts are being paid for our homes. However, that does not give a realistic picture. We all know that our homes still need plenty of maintenance. Complaints are pouring in at the municipality about the enormous increase in the WOZ, and they have already received many submitted objections.

Nobody wants to pay too much tax; it is therefore important that you check the WOZ value of your home every year. "Eerlijke WOZ" makes it very easy with their WOZ check. In the Netherlands, they are the only ones with whom you can have a WOZ valuation of your home made completely free of charge and quickly. In addition, the municipality may never charge you for the costs of an objection procedure. It is an important right in the Netherlands that you can object to a government decision.

Party 50th anniversary

The anniversary party for the 50th anniversary of Belvédèrebos, which was planned for Sunday 18 September, will not take place due to the very small number of registrations (less than 50 people).

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Did you know that.....

- each resident is responsible for keeping the gallery clean;
- by jointly inspecting the gallery for dirt and immediately clean up everyone is happy again;
- helping your neighbors who can't do it themselves anymore, may or may not know that it's for the residents itself, contributes to a pleasant society;
- the living pleasure for yourself and that of the inmates increases;
- cleaning strongly reduces the risk of vermin;
- keeping the common areas clean is done by our cleaner.