

NEWSLETTER



2022/9

24th november 2022

General member's meeting

The new prices (not variable) for shared energy, such as cooking gas and electricity, will not be known to the board until November 30 or later. As a result, there is insufficient time to incorporate this into a new budget and to see how big the impact is on the liquidity of the association. An increase in the death benefit is therefore likely. It is now planned that the ALV will take place before the end of January 2023.

Renovation elevators high-rise

The acceptance delivery of the renovated high-rise elevators has again been postponed to early next year. This is mainly due to illness among Orona staff. In addition, there are a number of outstanding cases that still need to be resolved. As long as no positive delivery has taken place, the last invoice (as indicated in the offer) will also not be paid. To be continued.

Wanted.....

In recent months, two board members have decided to resign and lay down their functions completely. The other three board members will continue to fulfill their duties up to (and including) the next general meeting. What will happen after that is unclear, but in these difficult times an home member's association without a board is not desirable. The association is therefore looking for new board members to fill the positions that become vacant. Certainly in a board of an owners' association, many hands make light work. If you, as owner, are considering putting yourself forward as a candidate and are willing to give time in the interest of the association, the current board advises you to contact them so that it can be made clear in a personal conversation what you can expect and whether that fits in with your expectation..

Energy price ceiling for VvE's

The question is still what this will mean for VvE's ? For VvE's where the residents have their own electricity and gas connection, the price ceiling will apply. But what if it concerns a heating costs VvE where all the gas enters via one central gas connection? After all, this is on a legal entity with a Chamber of Commerce, but the ultimate users are private individuals.

The Association for Housing Corporations Aedes, in consultation with Vereniging Eigen Huis, Woonbond, VNG and Kences, has sent a letter urging that households in complexes with block heating and in non-self-contained accommodation also fall under Pieter Omzigt's motion.

The House of Representatives adopted this motion on 11 October 2011, which means that more than 450,000 households are not left out in the cold. This means that the cabinet must come up with a proposal for situations in which there are several households per connection, including, for example, residential care complexes, small-scale care homes, such as Thomashuizen, and student housing complexes.

This is certainly a step in the right direction, but unfortunately it is still not clear what the exact effect will be for VvE's with collective connections for gas and electricity

Renovation riser pipes kitchen drains

From December 6, 2022, the company VSR will start relining the 24 vertical kitchen downpipes as well as the 4 vertical bathroom downpipes for 15 high in order to limit the nuisance for the commercial spaces below as much as possible. Relining is pipe renovation without cutting and breaking. The first downpipe that will be done is the 8-high strand on the outer wall (No. 136) and the last is the 15-high strand on the outer wall (No. 2). VSR expects the entire project to be completed by the end of February, partly due to the holidays. All residents who are planning until Christmas have now received a letter stating when their kitchen stand will be done and what to take into account. The residents whose stand pipe runs through their storage room have received an additional letter because of the required access to that storage room. The relining of the stand pipes is a decision taken by the members in the ALV of January this year, your cooperation is therefore also an obligation and not without obligation.

VSR applies a liner which consists of a seamless knitted polyester sleeve in combination with an epoxy resin. Due to the seamless sleeve, diameter jumps, bends and vertical stretch as a result of building operation can be absorbed. The cured resin will not crack/break during operation of the building because it becomes "soft" again as a result of increasing stress and thus acquires the necessary flexibility. The sleeve-resin combination gives the pipe to be renovated additional mechanical strength due to the high e-modulus. We do not have to be in the house to reline the downpipes and residents do not have to be at home immediately. This is a major nuisance limitation. However, residents should take precautions.



<https://www.youtube.com/watch?v=XdsL8nQV6il>

Contact Information

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

Tenants

For all failures

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

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.

Elevator problems

ORONA 24/7 breakdown

0172 – 446111



Update vermin/rat control

Wednesday, November 9, 2022

At the Alferbos, absorption of the bait has been observed, especially in the shrubs at the high entrance. At the Belvédèrebos there is good recording at the roundabout. At the Fonteinbos, the rat boxes are now also found, recording the bait in various places. At the Haagsebos mainly recording in the bushes near the parking lot. This time, the waterfronts were also checked for bread dumping. This was not the case at the moment, but it was not noticed before. It doesn't mean ducks aren't fed. What the rats mainly come to is litter.

Monday November 14

Today a check was carried out at the flats and surroundings. Garbage bags were placed near the underground containers at the Alferbos. This was reported via the Mijngemeente app and was cleared up the same morning. There is a remarkable amount of litter. At the Belvédèrebos again recording around the roundabout, but this is less. No litter found. At the Fonteinbos also with the placement of garbage bags and a problem with the underground container (a bag was stuck). This was picked up by the municipality via the mining municipality app. Any shot of the bait. At the Haagsebos there were things outside including a vacuum cleaner, doubtful whether this can be labeled as waste.

A lot of waste from eateries was dumped in the courtyard is by the users. There is enough space in the Available trash cans.

Inclusion of the bait at the side of the parking lot.

