



2022/10

# NEWSLETTER

22nd December 2022



## Energy crisis and ALV

As indicated in the previous newsletter, the next ALV will be held early next year due to the ever-varying energy prices. The board of the VvE has now received the new variable prices for joint gas and electricity. These new prices for m3 gas (factor x3.7) and kWh (factor x4.6) are considerably higher. This will have a considerable impact on the financial management of the association. We are therefore working together with VZB to provide insight into the consequences of this and to adjust the multi-year maintenance plan (MJOP) and the budget accordingly.

It is good to realize that the new energy prices can change monthly and that it is therefore impossible to make a budget and MJOP suitable for the entire year 2023. There is no doubt that financially difficult times await the association and that without increasing the monthly contribution and without support from the government, a financial doomsday scenario is not unthinkable.



*Take 50 grams of tolerance, add an ounce of peace  
Mix this with some good will and knead it well with ease  
Then add some humor too because that's free to give  
because without humour, a person can't really live.*

*Don't forget to add a good dash of little fun  
and a carefully leveled spoon of sun  
then add this special tip that gives the right taste  
garnish it with friendship, that never goes to waste  
Preferably serve warm, with tender love and care  
so everyone can enjoy it and for all to share*



THE BOARD WISHES  
all residents  
MERRY CHRISTMAS.  
and a Happy and Healthy 2023



## Fireworks and animals

After two consecutive years with a fireworks ban, every firework enthusiast yearns for a turn of the year as we know it from before the corona period. Looking at current developments in society, it seems that consumers will be allowed to set off fireworks themselves in the coming New Year of 2022-2023. So good news! In this article you will find all information regarding the fireworks rules for the coming New Year. In addition, an overview is given of the general fireworks rules, since it is important that everyone knows how to handle fireworks safely and responsibly. Be prepared and above all keep enough distance!

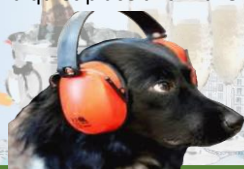
If you do set off fireworks, please think of your fellow residents. Find a spot away from fellow residents, animals, and parking lots. Let bystanders keep a distance of at least six meters. Wear safety goggles.

### Sparklers are also fireworks

Sparklers, seen by many as children's fireworks and even misleading 'cold fire' mentioned lead to the most accidents involving legal fireworks. Because the fire particles are very small, they feel like pinpricks, but the heat of the fire can get as hot as 1100 degrees. So be careful with synthetic clothing and never just grab a burnt-out sparkler in the middle.

### Tips for a quiet new year for your pet

If you still have time, you can slowly get your pet used to loud noises. Let your pet out during the day in a quiet place and make it tired. Distract your pet with a toy or give him a feeding game. Close all curtains on time and stay calm yourself. Be supportive to your pet, but don't pet or reward fearful behavior. Let your pet choose where he feels safe. If necessary, provide a vaporizer with a calming fragrance. In the worst case, ask for a sedative from your vet.



## Stand pipe renovation

On December 6, the company VSR started with the renovation of the stacks in the 8-high section. With the publication of this newsletter, these 8 kitchen standpipes have been fitted with a reliner and are in use again. It has also become abundantly clear that horizontal downpipes pose the greatest risk of clogging. There has been an accumulation of dried fat in it, causing the horizontal pipes to silt up. That is why it has been decided to have these pipes thoroughly cleaned. If residents continue to flush everything down the kitchen drain, the problem of blockages will reoccur within the foreseeable future after relining the downpipes and they will have to be cleaned again. This also means extra costs for the association (i.e. all owners).

We understand that you don't always feel like it, but a paper towel is a good way to remove grease and gravy from a pan before washing it off. It can save you a lot of work afterwards. Because accumulated grease is the number 1 enemy of your drain.



## 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)

### 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.





There you are at a Christmas dinner, between the soup and the main course, and the conversation has come to a halt. Not for long! Because this year you can amaze your family (or friends) with special international facts about Christmas.

1. The first decorated Christmas tree dates back to 1510

The first decorated Christmas tree dates back to 1510, from the town of Riga in Latvia. The first written record about a Christmas tree dates back to 1531. Source: *Did you know*

2. Jingle Bells isn't really a Christmas carol at all

Every year in December, this golden oldie Christmas song comes out of the speakers several times and almost everyone knows a piece of text: Jingle Bells. But did you know that Jingle Bells was actually written for Thanksgiving and not for Christmas at all? Source: *Mental Floss*

3. An artificial Christmas tree is not that environmentally friendly at all

They sometimes say that an artificial Christmas tree is better for the environment than a real one, because you use it more often. But before a fake Christmas tree is really 'greener' than a real Christmas tree, you will have to use it for about 10 years. This is mainly due to the reuse of the real Christmas tree as compost and the raw materials needed to make and transport artificial Christmas trees. Unfortunately, artificial Christmas trees often end up on the rubbish dump much earlier. Do you want a new tree more often than once every ten years? Then it is better for the environment to buy a real one every year! Source: *New York Times*

4. Santa Claus is descended from Sinterklaas

A somewhat more well-known Christmas fact: Santa Claus is descended from Sinterklaas. St. Nicholas inherited much wealth and was best known for giving much of that wealth away to the people who needed it most. When St. Nicholas was canonized, he became the patron saint of children. Thanks to Coca-Cola and painter Haddon Sundblom, Santa Claus became known all over the world. Source: *Etoonline*

5. The Christmas Stocking was a shoe first

Why do Americans, Britons and people in other countries hang such a sock on the mantelpiece? Well, at first it was not a sock, but a shoe for the fireplace. According to the story, St. Nicholas dropped a sack of gold down a chimney. The bag fell into a shoe that happened to be drying by the fireplace (gosh, what else do we know about putting a shoe on?). The sack of gold was meant for the father of three daughters so that his daughters could get married. Source: *Etoonline*

6. Angel hair really refers to angels

For decades, people have been using Angel hair to decorate the tree. Why did this tradition ever arise? By hanging Angel hair in the tree, people wanted to show that real Angels had decorated the tree, some of their beautiful hair was left behind. Later the Angel hair was replaced by the silver wisps, but the idea behind it is still the same. Source: *angels.about.com*

7. Swedes watch ducks on Christmas Eve

Since the 1960s, half the Swedish population has watched a Donald Duck cartoon on Christmas Eve. The cartoon is called 'Kalle Anka och hans vänner önskar God Jul (Donald Duck and his friends wish you a Merry Christmas)'. Source: *Wikipedia*

8. Christmas gifts refer to the three wise men

Did you know that giving Christmas gifts to children, as well as to our friends and loved ones, refers to the gifts the three wise men gave to baby Jesus on Christmas morning? Source: *Time*

9. Electric Christmas lights have been around since 1882

You often hear that people used to put real Christmas candles in the tree. And that's right, since the middle of the 17th century people put small candles in the Christmas tree. But since the end of the 19th century, they were gradually replaced by electric Christmas lights. In 1882 Edward Johnson, Thomas Edison's assistant, invented the use of electronic Christmas lights. Source: *Universiteit van Illinois*

10. Santa Claus has his own zip code in Canada

In Canada, Santa Claus has his own zip code, which is H0H 0H0. Children in Canada even get a reply when they send mail to Santa Claus, but they have to send their letter before December 16th. The complete address is: SANTA CLAUS, NORTH POLE, H0H 0H0, CANADA. Source: *Canada Post*

11. Peruvians drink and fight on Christmas Day

In a village in Peru, Christmas Day is used to start the new year with a clean slate in a special way. First there is a lot of drinking, after which people fight a lot with each other. Peace on earth ?? Source: *BBC News*

12. The Christmas tree drinks a liter a day

During the first week that you place a real Christmas tree in your house, it needs just under a liter of water per day to stay beautiful. Of course we all give the Christmas tree far too little water, so that it loses its needles much faster. Source: *Allthingschristmas*

13. Silent Night is the most recorded Christmas song

Silent Night is the most recorded of all Christmas carols. 733 different versions have been copyrighted since 1978. White Christmas is the best-selling Christmas single of all time. All I want for Christmas (Mariah Carey) is the most popular Christmas single of this time. Source: *Etoonline*

14. Santa Claus visits 822 houses per second

Of course you already knew that Santa Claus goes around the world on Christmas Eve to deliver Christmas presents. But did you know that in order to visit all the houses, he finishes no less than 822 houses per second. That means he has to move at a speed of 1046 kilometers per second. Quick dude, that Santa Claus! Source: *Mirror*

15. The Peak in the Christmas tree refers to the Star of Bethlehem

Even though you see it less often, for many families it is still a special moment to finish the tree decoration when the peak is placed on the Christmas tree. Often a star or an angel is used here. Both of course have a link with the Christmas story. The star is the Star of Bethlehem that pointed the way to the stable (it's actually a cave) where baby Jesus was born. And the Angel is the Angel Gabriel who caused the Virgin Mary to conceive. Source: *Wikipedia*

