

NEWSLETTER



2023/01

February 2nd 2023

from the board

This year, despite the financial impact of the energy crisis, it is the intention that the planned major maintenance for Belvédèrebos will continue. We are referring here to the elevator renovation of low-rise buildings and the relining of the downpipes for the bathroom. Renovation of the low-rise elevators is subject to Orna structurally solving the current problems with the high-rise elevators and complying with the new agreements that will be made about communication. The last inspection for rat control by B2 Blue Pest Control has been completed. There has been no recording at the Belvédèrebos. Which means that the rats have not eaten from the black boxes with test food. The back boxes have now been removed. Compared to the other complexes, we have little to no litter, partly because a diligent lady cleans it up daily. Nevertheless, the board's call remains to keep the galleries and surrounding area clean and certainly not to throw stuff/food down from the balcony. Clean up your own mess!! Don't leave it there for weeks!!



Belvédèrebos Highrise versus Lowrise Laagbouw

The residential complex consists of two completely independent parts. Each part has its own utilities such as electricity, gas, water and heating. A failure of the hot water or heating in the high section therefore has no impact for the residents in the lower section.

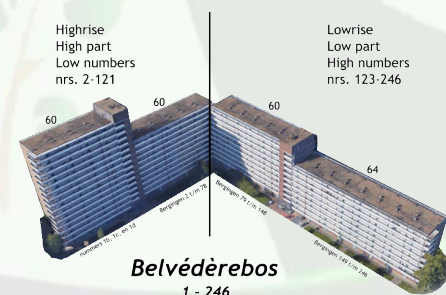
High-rise – High part – Low numbers

Consists of 15 floors with 4 homes per floor and 10 floors with 6 homes per floor. A total of 120 homes with house numbers 2-121. In addition, on the ground floor below the 15-high part, there are three commercial spaces; house numbers 1b, 1c and 1d.

Low-rise – Low part – High numbers

Consists of 10 floors with 6 homes per floor and 8 floors with 8 homes per floor. A total of 124 homes with house numbers 122-246.

It is therefore important when reporting problems and faults to Heimstaden VZB Orna and RRS to clearly indicate in which part of the complex the problem/malfunction occurs.



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

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 service
0172 – 446111



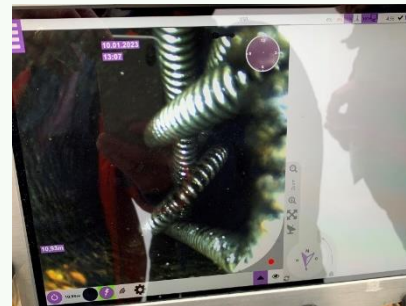
FACEBOOK en WHATSAPP are useful for mutual communication between residents, but please note: it is not a means of reporting malfunctions and/or complaints to the VvE board.

Renovation riser pipes

At the time of writing this newsletter, the company VSR has provided the vertical downpipes for the kitchen with a new inner casing, the so-called relining, for three quarters of the complex (184 homes). VSR encountered two remarkable situations during this project. In 1 house on the top floor, the vertical riser pipe was completely removed and was left inside the cove and had to be re-installed. In another house, a large piece of an unblocking spring was stuck in the riser pipe and had to be removed by breaking work, after which a new down pipe was installed. We can now conclude that the condition of the riser pipe in a number of homes was very poor. Unfortunately, there were a total of 5 cases of flooding, 4x in a home and 1x in a storage on the ground floor. In two situations, a riser pipe that had previously been replaced by a PVC pipe came loose because it was not properly secured at that time. This nuisance for residents is regrettable, but after all the horror stories in advance, a nuisance percentage of less than 5% is less than expected. Most of the damage incurred can be reimbursed from a resident's household contents insurance and from the association's home insurance. It is not mandatory in the Netherlands to take out home contents insurance. You decide whether you want to insure your belongings. However, it is advisable to take out contents insurance. In the unlikely event that something happens to your household effects, the financial consequences can be significant. All costs for repair of, for example, cove are also for the VvE. The above shows once again that it is important to ensure that sufficient financial resources are available in an association of owners, so that this type of major maintenance can be scheduled in time to prevent this type of nuisance.



Missing vertical riser pipe, alternative pipe for kitchen drain created



Unblocking spring clamped firmly in the down pipe.

We can only achieve pleasant living at the Belvédèrebos together!

When do you experience living at the Belvédèrebos as pleasant? The answer to that will differ on a number of points, but generally there will also be a number of points on which we all agree. Such as a well-kept clean entrance. So residents... when you get unwanted mail in your mailbox, don't just throw it somewhere in the hall for someone else to clean up. Well-intentioned people who put down the containers for paper collection on Wednesday see an increase in household waste that is also dumped in the paper container for the sake of convenience. Deposit your waste where it belongs! After all, we have the underground containers for a reason!! Park your car in the designated spaces and do not park it on the roundabout or on the sidewalk! Do you want to use the bulky waste room? Then be so social as to take out your own rubbish yourself! Do you intend to do odd jobs where noise nuisance may be experienced by local residents? Then at least take into account times and days when it is appropriate to cause such a nuisance! And last but certainly not least: are you bothered by something? Then speak to each other in a nicely manner about this first. If that doesn't help, there are always other options, such as neighborly assistance.

article 3 point 4a HHR.

For bulky waste, please contact the municipality of Zoetermeer. Depositing bulky waste in the container space is not permitted. Construction waste must be presented at 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).