

NEWSLETTER



2023/04

July 7, 2023

Parking around the complex

A parking prohibition zone and a 30 km zone apply to the area around Belvédèrebos. This means that parking is only allowed in the designated parking bays and you may not drive faster than 30 km per hour. If you park outside these spaces or on the sidewalk, you run the risk of a parking fine. It is increasingly the case that all regular parking spaces in the car park are occupied, partly because there is an increase in the number of residents' cars. If the site is really full, there are still enough legal places available in the immediate vicinity of the flat, although that means that you have to walk a bit further. It is increasingly common for cars to be parked in the roundabout near our flat. That is not the intention; 1 for the above reason and 2 because this could impede emergency services and suppliers in the performance of their work. The Enforcement Service is authorized to act against this, resulting in fines. It is also good to know that you may not leave a caravan, camper, caravan, camper, trailer, folding trailer or shack on the public road for more than three (3) consecutive days.



Electric cooking

During the last GMM, the members asked the board to investigate the possibilities and costs of installing an individual gas meter per home in order to measure the consumption of cooking gas. This investigation is still ongoing and the board will submit a proposal in the next GMM so that the members can make a decision. To be able to realize this, costs are involved in purchasing gas meters, installing the gas meters and amending the deed of division. In order to adapt their home for electric cooking, the residents will have to take care of changing the electrical connection in the meter cupboard themselves.

Induction is a much-chosen alternative to gas cooking. When cooking on induction you will use more electricity. To prevent the fuses from blowing, most induction hobs require an adapted or modern meter cupboard with a 3-phase connection (a so-called three-phase power connection) or two additional light groups. Before purchasing an induction cooker, have your installer look at your meter cupboard and any adjustments that may be necessary. This gives you insight into the adjustments and the associated costs in advance.

On the Stedin website, you can read how to arrange a heavier connection.

Please note: with a heavier connection you also pay more for the periodic connection and transport fees. You pay these costs through your energy supplier.

For more tips on switching to induction, visit <https://www.hier.nl>.



Speelboerderij Het Buitenbeest

Zoetermeer June 27, 2023

Dear residents Belvédèrebos,

The summer holidays start on July 9. Play farm Het Buitenbeest is daily opened from 10:00 am to 5:00 pm.

They will organise 3 summer evenings:

friday July 21 18:30 hrs till 21:00 hrs
friday august 4 19:00 hrs till 21:30 hrs
friday august 11 19:00 tot hrs till 21:30 hrs

If you have any questions, you can reach us at
Phone: 079-3469525
Email: speelboerderij-buitenbeest@zoetermeer.nl

Partly due to the different shapes of balconies on the Belvédèrebos, you can easily cause a nuisance to your downstairs neighbors without being aware of it yourself. Therefore, when you water your plants abundantly, think that you can also "water" your downstairs neighbors. Smoking on your own balcony is not prohibited, but "throwing" your butts down is not done. You can damage the belongings of your downstairs neighbors or cause a fire, especially in the summer when the grass around the complex is dry).



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

Tenants

For all failures

Heimstaden, every day

00:00 – 24:00 hrs. **085 - 0866039**

service@heimstaden.nl

(or online serviceportaal)



Elevator problems

ORONA 24/7 breakdown service

0172 – 446111

Sewerage

RRS 088 - 030 13 13

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.

Fire safety

It often happens that gallery doors to the lift halls are opened during a renovation or a move. It is NOT the intention that they remain open permanently. A fire in the hall or elevator shaft can quickly spread to other floors through the open doors. There is a high risk that escape routes will be blocked. It is in the interest and safety of every resident that these gallery doors to the lift hall are not left open permanently.

Who wants to help save costs for the Home Owners Association? (repetition)

During the last ALV of 22-05-23 it was discussed that paint is coming loose from the concrete on some parts of the gallery floor, that there would be cracks in the concrete and even holes in a gallery floor. The handyman team made a complete tour of the flat on Sunday 28 May. The overall impression is that everything is going well. There are some points of attention, especially in the high part. The company Repahoud has been approached and there has now also been a round to view the cracks / holes. Here and there, the operation of the building has caused small cracks in the supports that are relatively easy to repair. The vast majority is paint that has flaked and where some sanding and paint work can clean it up so it looks sharp again till a time



when there are sufficient financial resources to give the whole complex a new paint job. The handyman team is urgently looking for extra hands to be able to get this job done, many hands make light work and also to realize a substantial saving on working hours. If you are willing to lend a hand, please send an email to info@vvebelvederebos.nl with the dates on which you can be available.