




NEWSLETTER

2024/03

June 20, 2024

De Vereniging van Eigenaren Belvederebos
 O.L. Belvederebos 1
 1717GS Cammerlootweg
 Rotterdam, 3013 JN



INVITATION WALK-IN EVENING

The board of the Owners' Association Belvederebos1 to 246 wants to be accessible to all residents of our apartment complex. Because there are many questions, we hold a walk-in evening on the first Monday of every month in the office of the VvE (formerly the caretaker's office).

Every 1st Monday of the month
 from 19.30 to 21.00 hours
 in the office of VvE

You're welcome to come and visit us. No need to sign up in advance.

Verening van Eigenaren Belvederebos 1 t/m 246 Oudeboord - Breda service bureau - Rotterdam

Techem

Extremely high costs and unreliable calculations - Cost allocation companies, fact or fiction: are they thieves?
 Confusion and assumptions surrounding cost allocation companies such as Techem is a hot topic. i.e. Due to rising energy prices, residents want more insight and control over their energy bills. Because it is not always clear to a resident where responsibility lies, which party does what and how the settlement is made, we understand that frustration. Unfortunately, there are misunderstandings when it comes to the measuring system and the calculation of billing for block heating.

Therefore, attention should be paid to 3 important myths about energy metering and cost distribution from block heating via radiator meters:

4 important myths about energy metering and dividing the costs of block heating via radiator meters.

1. Radiator meters are unreliable
2. No consumption and still pay
3. Convert units to euros without thinking?
4. The cost allocation company just does what?

Read the entire article at: https://www.techem.com/nl/nl/nieuws-berichten/Artikel_3-belangrijke-fabels-over-energiemetten-en-kosten-verdelen1

Do not leave unattended waste near the underground containers or in front of the doors of the bulky waste areas; this is prey for crows and seagulls and causes an increase in vermin around the Belvédère Forest. Follow the waste guide and rules of life for Belvédèrebos. Not sure? Ask your neighbors or email the board at info@vvebelvederebos.nl

Did you know that.....

Moisture sources in the house (approx.):

- 5 g/h - potted plant (medium)
- 40 g/h - person at rest
- 90 g/h - person with normal residential activity
- 200g/load - dishwasher
- 300 g/load - washing machine
- 600 g/h - cooking or wet cleaning
- 1,100 g/bath - bath
- 1,700 g/bath - shower bath
- 40- 200 g/h per m2 - free water surfaces

Moisture production in a 3-person household:

- 1,350 g - persons at home for 5 hours (awake)
- 1,120 g - person sleeping
- 1,000 g - 15 potted plants in different sizes
- 800g - kitchen
- 800 g - bath
- 700 g - other
- 5,770 g - total

All this moisture can cause mold. Make sure the moisture can be removed or buffered via:

- vapour-open construction with biobased insulation
- water vapor absorbent finish
- ventilation and extraction

📍 Mold often develops in corners because:

- there is relatively less interior facade in the corner,
- there is relatively more exterior facade in the corner
- wall/ceiling are cooler in the corner and there is less air flow. -that applies in even stronger ones mate for cabinets and curtains. These are also the first places where mold develops and then usually low to the floor.

How do you combat mold in your home?

1. Ensure that air can flow through your house so that moisture can escape properly.
2. Ventilate extra when you cook, shower and do odd jobs.
3. Remove limescale and dirt so that mold is less likely to adhere.
4. Thoroughly clean joints and seams of tiles in the bathroom and shower.
6. Apply mold-resistant wall paint in damp areas such as the bathroom.
6. Only use approved products to remove black deposits from mold and pay attention to the instructions.
7. Seek expert help if you encounter mold in multiple places in the house and the cause is unknown.

Holiday season safety

General tips

- Always call 112 in a suspicious situation. You know your own neighborhood the best, so if you don't trust it, it is not for nothing;
- Provide burglar-resistant hinges and locks, with SKG quality mark 2 stars with R;
- Never leave keys on the inside of the lock;
- Store house keys in a fixed place;
- Provide good lighting entrance doors;
- Hang a card in the meter cupboard with: data of persons who were warned could be;
- Mark valuable objects with zip code/ House number;
- Take photos of valuable objects;
- Store valuables in a safe at home or at bank;
- Don't turn your house into a shop window, put precious ones equipment, such as electronics, out of sight.

When leaving the house

- If it is dark and you are not at home, leave a lamp on. Then it seems like someone is present. For example, set a automatic light switch. Use a time switch;
- Close windows and doors properly, even if only you're away for a while. Always lock the door;
- Do not hide house keys under a doormat or in a flower pot. These are also for burglars no 'secret' places;
- If necessary, give a key to someone you know can trust;
- Do not hang an address label on your key(s).

In case of absence for a longer period of time

- Leave plants in their usual place;
- Give the house a lived-in impression;
- Have someone empty the mailbox;
- Ask the neighbors to keep an eye on things
- Let the neighbors know where to reach you

Contact Informatie

Apartment Owners

General failures

24/7 VvE Beheer

09:00-13:00 **085-060 38 39**

nemergency 085-060 38 39

[via Convect app](#)

info@247vvebeheer.nl

Tenants

For all failures

Heimstaden, every day

00:00 – 24:00 uur. **085 - 0866039**

service@heimstaden.nl

(or online serviceportaal)

Elevator problems

ORONA 24/7 breakdown service

0172 – 446111



Sewerage

RRS

088 -088-030 13 13

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 board of Home Owners Association.