

NEWSLETTER



2024/04

September 26th 2024

Complaints about mice

The board has heard through the manager that there have been a number of reports of mice in the home. It is good to know that the home owner's association carries out pest prevention on the ground floor and in the storage rooms. Mice in individual apartments is legally a matter for the owner and not the homeowners' association, provided it becomes a plague that causes a large part of the complex (read majority) to be inconvenienced.

There are several reasons why mice come inside. An important reason is that your home provides warmth and shelter. Mice looking for food also often crawl inside. They are attracted to food scraps or, for example, the food of your pets. (Bird food can also attract mice.) Your home also offers protection against natural enemies such as birds of prey. Mice that normally only live outside, such as the field mouse, can sometimes also enter. However, this only occurs when it is cold outside. House mice, on the other hand, will actually try to make a nest in your house.

What to do about mice in the house?

There are several steps you can take to combat [mice in your home](#). One method to combat mice is to use mouse traps. However, keep in mind that only strategically placed mousetraps are effective. It is necessary that you empty the mousetraps regularly.

INVITATION WALK-IN EVENING

The board of the Owners' Association Belvederebos 1 to 246 wants to be accessible to all residents of our apartment complex. Before 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.

Good to think about

Costs Own home maintenance

If you own your own home, you have to pay its own maintenance costs. Much of this is financially manageable, but this does not apply to all costs. This applies to single-family homes, but also certainly to apartment complexes of homeowners' associations. The maintenance of your complex involves cleaning, painting, elevator maintenance, maintenance of central heating and hot water installations. In addition, money is also needed for major maintenance such as replacing boilers or facade and roof maintenance.

On average about €300 per month, but... the costs you have to incur depend on the type of house you have, its age and the state of maintenance. Budget institute Nibud assumes an annual cost of more than 1% of the home value. With an average house price of €420,000, this amounts to approximately €4,200 in maintenance costs per year, or €350 per month. According to the Vereniging Eigen Huis (VEH), you should count on around €300 per month.

But please note: these are only averages! Maintenance costs will be lower for a recently completed new-build home, but probably (much) higher for a house from the 1930s. Greater investments are required for sustainability. As reported, we do not yet know exactly what the new scheme from the municipality and the government will mean for our homeowners' association, but the one-off multi-million subsidy from the government is a unique opportunity and support to reconsider insulating our building.

Upcoming work

Elevator renovation

11/11/24 to 28/11/24

Renovation uneven elevator lowrise building

29/11/24 to 20/12/24

Renovation even elevator lowrise building

Facade repair corner of low-rise/high-rise

Week 42 – construction scaffolding

Week 43-47 maintenance and repair of facades

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

Sewerage

RRS

088-088-030 13 13

Contact Informatie

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

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.

Reminder...

Now that summer is over and people are starting to use their heating again, it is good to use their heating as efficiently as possible, given the higher gas price compared to 2023.

Tips to save energy

Ventilate correctly

Close the radiators for ventilation. A few minutes is enough to ventilate your home sufficiently without losing much heat.

Turn off the heating at night and when you are not there

Turn off the radiators some time before going to sleep or when you leave your home. The rooms retain their heat for a longer period of time.

Leave the radiators free

Closed curtains look cozy and have a good insulating effect. Don't let them hang over the radiators, though. Large pieces of furniture should also not be placed too close to the radiator.

The candle test at windows

Have you ever tested your windows for the passage of outside air? When the candlelight is awake, close the cracks.

Close doors

Leaving all interior doors open is easy for you, but so is the heat present. This one can escape easily.

Humidity level: the right percentage

When the perceived temperature is low, the thermostat is often set higher and it becomes warmer in the house, causing the humidity to increase. Let this moist air escape.

Water: less is more

Less water consumption is good for your wallet. You can easily save a lot of money by showering less or shorter. You can also turn off the tap while brushing your teeth.

Heating

Heat evenly and only heat the room(s) where you want heat. Open doors to rooms where heat is not necessary or desired consumes energy. For example, reducing the temperature by 1 degree can already save 6% on energy costs. The following temperatures are recommended:

- living room: 21°C - guest room: 15°C
- bathroom: 23°C - hall or corridor: 15°C
- children's room: 20°C - bedroom: 18°C
- kitchen: 18°C - dining room: 20°C.

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

Are you buying an apartment? Then you automatically become a member of the Homeowners' Association (HoA).

From the homeowners' association, you and the other apartment owners are responsible for the entire building. Membership of the HoA is legally required and you cannot cancel it. Yes, you are legally obliged to participate in your homeowners' association.

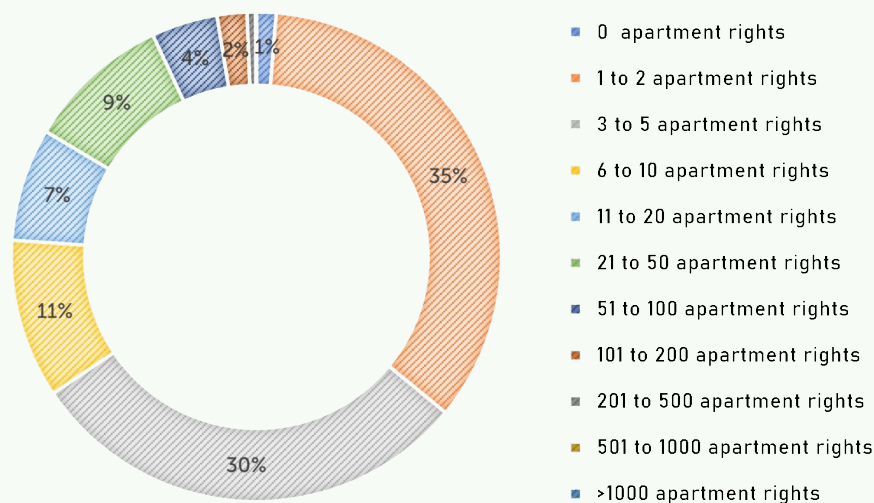
Homeowners' Association (HoA – in Dutch VvE)

What does 'VvE' mean? VvE is the abbreviation for Vereniging van Eigenaren. Some people also say 'Association of Owners', but since the Civil Code speaks of 'Association of Owners', VvE Belang also uses this definition. Actually, 'association' is not a good word, because an VvE is not an 'ordinary' association. That is why the law also speaks of the 'meeting of owners'. These are all owners together, the overarching governing body of an apartment complex. Such an administrative body is necessary because with an apartment you buy a completely different home than with a single-family home. The Civil Code determines the literal VvE 'meaning' and the legal obligations of VvE's.

In fact, you are not actually buying an apartment, but an apartment right. This means that you have the exclusive right to use your apartment, or the private part of the building (your home). In addition, you are co-owner of the entire complex, and you are therefore also responsible for the building together with the other owners. This joint responsibility for the proper management of the complex entails a large number of (legal) rules.

Each apartment owner is obliged to maintain the building together with the other owners and to set up a maintenance fund for future (major) maintenance. To ensure that everything runs smoothly, the law requires the establishment of an Owners' Association. A study by Statistics Netherlands shows that in 2015 there were almost 144,000 homeowners' associations in the Netherlands, of which 125,000 had a residential function.

Distribution of Dutch homeowners' associations by apartment rights



No ordinary association

There is an important difference between an Owners' Association and a 'normal' association: you cannot opt for membership of the VvE, nor can you cancel membership. As an apartment owner, you are automatically and legally required to be a member of the homeowners' association of the building in which you purchased an apartment. The only way to cancel membership is to move to another building or home.

Establishing a homeowners' association

The law stipulates that a notarial deed is drawn up when a building is split (subdivided) into apartment rights. That is the deed of division. This deed of division must be registered in the land registry and the Trade Register of the Chamber of Commerce.

Legal requirements

The deed of demerger includes regulations (demerger regulations), which include, among other things, the association's articles of association. These articles of association must contain the name of the association and the municipality where it has its registered office. The name of the association must start with the words: 'Association of Owners' (written in full, or abbreviated to 'VvE'). The location of the building is also in the name.

One of the most important tasks of the VvE is to ensure the maintenance of the entire building and to manage the community (all common matters and spaces). She ensures that all owners and users (often tenants) comply with the rules stated in the deed of division, the division regulations and, if necessary, the internal regulations.

Source: <https://www.vvebelang.nl/kennisbank/algemeen/vve/>