



# NEWSLETTER



2024/6

December 20th 2024

## Home Owners Association Belvédèrebos 1-246, Zoetermeer

2024 was all about switching to another HoA Manager and, in addition to regular maintenance, catching up on overdue maintenance on hot water and block heating systems. The latter became abundantly clear on January 16, for example, when one of the low-rise hot water storage tanks imploded. JDU has handled this expertly and installed a more sustainable solution. A major unforeseen expense item. All line valves for hot water have now been replaced and, in the event of problems with hot water, the installer can simply shut off the part concerned instead of the entire high-rise or low-rise building.

As previously reported, several homeowners' associations from the Bossenbuurt have collaborated with the municipality in discussions about sustainability. A request for subsidy from the VolksHuisvestingsFonds (VHF) has been submitted several times. This year, this application was honored and a proposal was made for implementation of the subsidy. The Zoetermeer municipal council will make a decision on this in January 2025. After this decision, an application procedure will be activated with which homeowners' associations can apply for the government subsidy.

PLEASE NOTE: this application can only be submitted if all conditions of that arrangement are met and an Owners' Association agrees with a majority of 2/3 of all votes. This subsidy only applies to resident owners and therefore not to owners who do not live in the apartment themselves, e.g. homes of Heimstaden. What we see in homeowners' associations that are already further along in the sustainability process is that the accounts receivable balance is a determining part of obtaining a loan via the heating fund. Given that a large number of owners have not increased their advance heating costs, the association's accounts receivable balance has increased significantly, meaning that we are not eligible for the VHF subsidy and heating fund loan at all. As an association, we will face a major challenge in the coming years to properly maintain this complex and make it sustainable. The board is looking for owners who want to contribute in the coming years to start the sustainability process and to reach a decision on sustainability in a General Members' Meeting of Owners.

**The board wishes all residents merry christmas, and a happy and healthy 2025**



### Update repair gables

The last inspection of the work took place on 11-12-2024. During the inspection, part of the scaffolding was removed. 1 facade is still under construction. On the other facade, the work must be carried out with an aerial work platform.

- the caulking of the facade has been completely ground out and deleted.
- the contractor is busy installing the new sealant on the back fillings.
- one of the employees has a piece of the kit and backing removed to show how is encountered. The cold causes the work slower than expected.
- the finished sealant joints look neat.
- joints checked and locally repaired
- the concrete work is still being checked and locally repaired.

During the inspection it is indicated that the other facade cannot be connected. This has been discussed with the chairman. The weather conditions are no longer good for applying the sealant properly later in the year so that it continues to strengthen properly. This will have to happen in the first quarter of next year. SleVerBouw returns hierarchically to 24/7 VvE Beheer.

**CAN WE HURRY THIS UP?  
I HAVEN'T GOT ALL NIGHT**



### Elevators low-rise (122-246)

The Orona company had the renovation of the low-rise elevators carried out by an external party. On Wednesday, December 18, the renovation of the elevator cars and shaft was almost completed. The wooden partitions were then removed. The lifts were inspected on December 19 and were put back into service in the afternoon. There is still work to be done on the elevators, but there will always be 1 elevator in operation. The interior of the elevators will be replaced in January 2025

### Parking outside the designated spaces

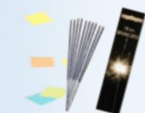
It is known that people in the neighborhood are not allowed to park outside the parking spaces, yet this also happens every day at the Belvédèrebos. We would therefore like to request again NOT to do this. Parking in front of the lowered thresholds at the entrances and the route to the car park is especially difficult for people with mobility problems.

**BE CONSIDERATE OF EACH OTHER**

### Fireworks and animals

After two consecutive years with 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, 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 heart 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.



### Contact Information

#### Apartment owners

**General Failures**  
24/7 VvE Beheer, every day  
09:00 – 13:00 hrs. **085 – 060 38 39**  
**emergencies 085 – 060 38 39**  
[info@247vvebeheer.nl](mailto:info@247vvebeheer.nl)

#### Sewerage

**RRS**  
**088 - 030 13 13**

#### Tenants

**For all failures**  
**Heimstaden**, every day  
00:00 – 24:00 hrs. **085 - 0866039**  
[service@heimstaden.nl](mailto:service@heimstaden.nl)  
(of online serviceportaal)

#### Elevator problems

**ORONA 24/7 breakdown**  
**0172 – 446111**



**FACEBOOK en WHATSAPP are useful for mutual communication between residents, but please note: it is no means of reporting malfunctions and/or complaints to the Home Owner Association Board**

## Fascinating Fun Facts About Christmas You Need to Know

Christmas isn't just another holiday - it's a festive mix of traditions, stories, and a sprinkle of magic that brings people together like nothing else. Whether hanging twinkling lights, wrapping presents, or savoring a big festive feast, have you ever wondered about the fun facts behind Christmas? From ancient celebrations to clever marketing tricks, Christmas has a history as rich as grandma's fruitcake. Let's dive into some surprising and entertaining fun facts about Christmas - perfect for impressing your friends around the tree or at the dinner table!

### 1. Why December 25?

Did you know that the Bible never mentions December 25 as the birthdate of Jesus? Historians believe that early Christians chose this date to coincide with pagan festivals like Saturnalia, celebrating the winter solstice. It wasn't until 336 AD that Christmas was officially celebrated on December 25. This is one of the most interesting facts about Christmas Day that connects ancient traditions to the holiday we cherish today.



### 2. The Roots of the Christmas Tree

The Christmas tree tradition traces back to ancient civilizations. Egyptians honored Ra, their sun god, with green palm leaves. At the same time, Romans used evergreen boughs during Saturnalia to signify life amidst the darkest days of winter. Germany popularized decorating trees in the 16th century, and Prince Albert, Queen Victoria's husband, brought the custom to England in 1848.

### 3. The Tale of Tinsel

Tinsel, now a festive staple, was invented in 1610 in Germany using real silver. It was originally a luxury item, adding shimmer to trees. Over time, silver was replaced with cheaper materials like plastic. Interestingly, tinsel was once banned in the U.S. due to its toxic lead content. This Christmas fun fact shows how traditions evolve.



### 4. Santa Claus: The Evolution

Our beloved Santa Claus evolved from St. Nicholas, a 4th-century bishop famous for his generosity. Dutch settlers brought "Sinterklaas" to America, which later morphed into "Santa Claus." Coca-Cola's 1931 ads, illustrated by Haddon Sundblom, cemented Santa's image as the jolly man in a red suit.

### 5. The Curious Case of Stockings

Legend has it that the tradition of hanging stockings comes from St. Nicholas. He threw gold coins down a chimney to help a poor man's daughters marry, and the coins landed in their stockings, drying by the fire. Today, stockings are filled with treats and small gifts, continuing this delightful custom - another fun fact about Christmas that's full of charm.

### 6. Rudolph's Red Nose Was a Marketing Ploy

Rudolph the Red-Nosed Reindeer wasn't part of Santa's original crew. He was created in 1939 by Robert L. May, a copywriter for Montgomery Ward, as part of a holiday promotion. The song followed in 1949, and the rest is history! Fun fact: Rudolph was almost named Rollo or Reginald.



### 7. Why Candy Canes Have Stripes

Candy canes were first created in 1670 by a German choirmaster to keep children quiet during long church services. The shape represents a shepherd's crook, and the red stripes were added later to symbolize Jesus' sacrifice.

### 8. Christmas Cards: A Victorian Invention

The first Christmas card was sent in 1843 by Sir Henry Cole, a British civil servant. Featuring a family celebrating the holiday, it sparked a trend that continues today. The U.S. alone sends over 3 billion Christmas cards annually.



### 9. "Xmas" Is Not Anti-Christmas

Contrary to popular belief, "Xmas" isn't a secular twist on the holiday. The "X" comes from the Greek letter "Chi," the first letter in the word "Christos," meaning Christ. This abbreviation dates back to the 16th century and is an interesting fact about Christmas Day that clarifies a common misconception.

### 10. Christmas Was Once Banned

In the mid-17th century, Puritans in England and colonial America banned Christmas celebrations, deeming them frivolous and unholy. Massachusetts even fined anyone caught celebrating. It wasn't until the 19th century that the holiday regained its joyous spirit.

### 11. Astronauts Sang "Jingle Bells" in Space

In 1965, astronauts aboard Gemini 6 played "Jingle Bells" as a prank on Mission Control, marking the first song ever broadcast from space. They used a harmonica and small sleigh bells for the performance.

### 12. The Birth of "Silent Night"

"Silent Night", one of the most beloved Christmas carols, was composed in 1818 in Austria. It was written by Franz Xaver Gruber with lyrics by Joseph Mohr. This song has been recorded in over 300 languages and symbolizes peace.

Bron: Wikipedia