

NEWSLETTER



2022/01

20 January 2022

Introduction



Yolanda Sol

Hey! My name is Yolanda and since November 2020 I have been living with my two youngest sons at number 49. A huge challenge for us because we lived in Zeeuws-Vlaanderen before that. Why Zoetermeer would you say? There are a number of reasons for this: centrally located for the student son, many opportunities for a challenging job, and close to my boyfriend, who already lives in Zoetermeer with his 3 daughters. We have now settled in and are having a great time. My oldest son has stayed in Zeeland and has found his own place there, but also loves to come and stay. As a social animal I think it is important to have a rich social life. For this I quickly registered with a tennis club in Zoetermeer. You can regularly find me on the court, sometimes just a nice game, regularly a tough tennis lesson and soon as a team in the competition. Together with my boyfriend we take a walk through nature on Sundays, sometimes in the woods, sometimes at the Noord Aa or a nice city walk. There is still so much for me to discover!

I work at an IT company where I am responsible for everything that has to do with HR, communication and customer experience. A quite challenging position where I enjoy being in contact with many people every day. I get my energy from dealing with people, listening to them, giving them the attention everyone deserves. It is with great pleasure that I step into my new challenge as a member of the board of the VvE Belvédèrebos 1-246.

Did you know that

A VvE (Association of Owners) incurs a lot of common costs. You call that VvE costs. You can always find out what these costs are in the deed of division and the model regulations. In general, you can say that the following costs are at least common:

- The building and liability insurance
- If present: costs for the elevator
- Management costs with professional management
- Major maintenance. For instance painting and/or roof renewal
- Electric costs for common Services. What is common you can read in the deed of division and the model regulations. Which model regulations is applicable is stated in the deed of division. (for Belvédèrebos model regulations 1992)

Contact Information

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

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: this is not a means of reporting malfunctions and/or complaints to the VvE board.

from the board.....

the board would like to thank all members who were present, who issued authorization or who voted outside the meeting for the 2nd GMM on January 11th. It was a successful meeting for the association in which the members agreed with an overwhelming majority of all proposed decisions. This means that renovations will take place this year on the lifts in the high part and the relining of the kitchen downpipes. The roof fans will also be replaced. Exactly how this will develop will become clear in the coming weeks. The board will organize an information evening for both renovations (as indicated at the GMM).

Before the meeting, one of the members mentioned that a number of owners had not received the email and invitation for the 2nd GMM. In response to that notification, it was decided to send out another reminder. When checking names, it turned out later that these were not registered owners. VZB receives the contact details of the registered owner from the notary. With this, VZB creates the mailing list for members. Members who do not provide an email address will receive the invitation by post. It is up to the members themselves to ensure that VZB has the current contact information. Every member of the VvE-Belvédèrebos 1-246 has an account for gate management and after logging in, you can adjust the contact information under "my details" (if desired).

Bird flu is spreading, dogs and cats can also get sick



Europe is struggling with the worst bird flu outbreak in the history. That is not only dangerous for birds, but also for cats and dogs.

What is going on?

Bird flu is not an unknown disease among birds in our country. It is diagnosed every year on a poultry farm, but it often remains within limits. Currently this is not the case. In Europe, the pathogenic viruses are spreading, resulting in the worst wave of bird flu ever. Bird flu was detected on 4 poultry farms in the Netherlands in the past month. Poultry farmers are obliged to report excess mortality and to call in a veterinarian. The virus has not only been observed on poultry farms. Dead, infected animals have also been found in wetlands, such as the Oostvaardersplassen.

Dangerous

According to the RIVM, animals that have bird flu show symptoms such as general lethargy, followed by complaints such as diarrhea and eye inflammation. The animals also no longer make any noise and can suddenly die. Bird flu is not only very dangerous for birds, but also for other animals. According to the National Information Center for Companion Animals (LICG), it can also make dogs or cats sick. They probably contract the virus if they eat or touch a dead, infected bird. The animal can then become lethargic, become short of breath, pant a lot, develop eye infections and develop nervous ailments, such as trembling or unsteady walking.

Prevention

To avoid this, it is important not to let your dog or cat come near dead birds. For example, keep your dog on a leash if you are near a pond.

IMPORTANT: Smoke detectors are required by law for all homes from 1 July 2022

Below are the most important changes:

- Presence of smoke detector on every building layer for existing build;
- Smoke detectors should be replaced every 10 years;
- Free-swinging closers should be used with home entrance doors that only close when a fire is detected.
- This applies to new residential buildings and to renovation and transformation (change of function);
- The responsibility for the specific duty of care for the construction installation is explicitly assigned to the owner of the construction.

