

NEWSLETTER



2022/02

24 February 2022

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

Sewerage

RRS 088 - 030 13 13

Tenants

For all failures

Heimstaden, every day00:00 – 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.

Incorrect disposal of household waste

For many years now, the Owners Association has facilitated the storage of bulky waste in the container area and the collection of newspapers for charity. However, it regularly happens that bulky waste, construction waste, empty boxes and other goods are left behind by residents in front of the container area. Household waste is also regularly not properly presented at the flat. This not only harms the quality of life and the appearance of the flat, but also burdens others with cleaning up. In addition, the incorrect disposal of household waste attracts unwanted small creatures and is therefore a health risk. If this behavior does not change, the board of Owners Association will enforce the formal rules in accordance with article 3 point 4a of the House Rules (HHR). We will also then consider taking any follow-up steps or implementing restrictions. We as the Owners Association will report the incorrect presentation of household waste next to the container to the enforcement department of the municipality of Zoetermeer.

article 3 point 4a HHR.

For bulky waste, please contact the municipality of Zoetermeer. Depositing bulky waste in the container area is not permitted. Construction waste must be presented to the relevant depot of the municipality of Zoetermeer. The owners and users are responsible for the storage and disposal of bulky waste (determined by the members of the Owners Association).

Renovation of the elevators

In the General Members Meeting of 11th January 2022, we jointly approved the renovation of the elevators. This renovation will take place in 2 phases. **Phase 1** is the renovation of the elevators on the high side – numbers 2-121 in 2022. **Phase 2** is the renovation of the elevators on the low side – numbers 123-246 in 2023. During the renovation, both elevators (even and odd) are out of service at the same time for a period of 4-6 weeks. The board of Owners Association realizes that this will have a huge impact on all residents. It will soon become clear how big this impact really will be. Together with a number of residents, who have indicated in advance that they would like to help, an inventory is made of all possible challenges. This will be done by personally approaching all residents. We will resolve the issues that arise from these conversations together.

No date has been given at this time. You will be kept informed of the renovation plan via the newsletter. We can use your help to ensure that this renovation plan runs smoothly for all residents. Are you in a position to help in some way? Are you an enthusiastic resident with a heart for our flat? Then register with the board of Owners Association. You can do this via the email address at the bottom of this newsletter or drop in during our walk-in evenings every first Monday of the month.

Roof fans

On January 11 this year, the mandate was approved to replace the worn-out roof fans. It is planned to start at the end of March/beginning of April. The current roof fans will then be replaced by more energy-efficient, high-efficiency direct current fans. Therefore an adjustment must be made to the electrical installation.

The roof fans provide the mechanical ventilation of the apartments, there are two roof fans per apartment: one for the kitchen and the other for the bathroom/toilet. The ducts will be cleaned before the new roof fans are installed. For this purpose, a capture system will be temporarily installed in the homes on the first floor to remove all the loosened dirt. Cleaning takes approximately 60 minutes per channel.



The Belvédèrebos is 50 years old!

This year our apartment block exists 50 years: a moment to reflect and celebrate. We are looking for creative ideas and ways to organize this in a budget-friendly way. Any ideas are welcome.



Owners Association: for residents by residents

Recently, a new breath of fresh air has been blowing through the Belvédèrebos. After all, we are all the Owners Association. Every owner should be proud of his or her property and is encouraged to take the best possible care of it. The board of Owners Association has already voluntarily lost its heart to the Owners Association. We hope to pass on the enthusiasm that bubbles up with us to every resident in our flat. And to be honest, we could really use some help with that. Do you also want to contribute to a fantastic living environment and ensure that your home is cared for as well as possible?

Lets make it better together.

Fire station Abdissenbos

An information evening was held on 2nd February where the preliminary plans were presented for the construction of the fire station at Abdissenbos. All information about the building plans, including the presentation of 2nd February, can be found at: <https://www.zoetermeer.nl/brandweerabdissenbos>

Some residents noticed that the presented plan differs from the previously reported plans of the municipality. We can imagine that not everyone is happy with the new concept. We cannot comment on this as the Owners Association because we can only speak on behalf of a large group of residents. The advice of the board of Owners Association is therefore to file an individual objection by sending a mail to projectpmv@zoetermeer.nl.

