

Dear neighbors,

We would like to inform you in this newsletter about a number of current matters within our VvE.

Kind regards,

The VvE Board – Adrie, Erik, and Peter

Spring Reception

Now that the weather is getting nice, we thought it would be a good idea to organize a reception to catch up with each other and get to know one another better. Therefore, we cordially invite you to a spring reception on Saturday, May 16 at 4:00 PM in the courtyard. Since the VvE itself has no budget for refreshments, we ask you to bring some snacks and drinks yourselves.

Review of the General Meeting of Owners

On March 26, we held our General Meeting of Owners. The 2025 financial statements and the 2026 budget have been approved. A policy framework for maintenance of the parking facility has also been established, and topics such as our energy supply, air conditioning, and a possible AED were discussed. The full minutes will soon be distributed to owners via VP&A.

The board would like to thank all attendees and represented. There was a good turnout, especially among new residents of our complex, which is very nice.

Continuity of the Board and Technical Committee

Continuity is a point of attention for both the VvE board and the Technical Committee. The board currently consists of three members, of whom two – Peter Putker and Erik Hegeman – have been in office for approximately six years. Due to the upcoming emigration of one of the two members, the Technical Committee now consists only of Pieter Schagen. We therefore call on owners/residents with interest to make themselves available. Interested parties can report to the board without obligation. A flyer about the content of the board's work is attached.

Sewer Blockages

If you have a sewer blockage that you cannot resolve yourself, you can contact the company van der Velden Rioolbeheer via 030-2610314. No assignment from the VvE board or from manager VP&A is required for this. The payment of the bill is initially handled by VP&A and passed on when it concerns a private matter. Unfortunately, at van der Velden itself, these arrangements are still not always known to everyone, which sometimes results in a formal assignment being requested anyway. In this case, you can refer to this text, and to Nick Giesbers, the Technical Service Manager at van der Velden with whom the agreements were made and recorded.

Common installations

We would like to point out that tampering with or making changes to so-called "common areas or items" by individual owners/residents is in principle not allowed. This can lead to malfunctions or result in recovery costs being charged. What is considered "common areas or items" within our VvE is, in principle, specified in Article 9 of the 1992 model regulations, as outlined below. Our intercom system is additionally considered entirely a common installation. (see minutes of the General Meeting of March 15, 2023). In case of doubt, you can always contact the board.

Garage Safety

A recurring topic of discussion, also at our Homeowners' Meeting, is the safe use of the parking garage. We will place a sign for this purpose. Next to this is the intended sign, which hopefully speaks for itself. We kindly ask all residents to adhere to these safety rules.



Ventilation Maintenance

Major maintenance on the parking garage ventilation system is expected to take place in week 26 (June 22-26). This may cause some inconvenience during that week. Details will be shared in due course.

House Keys

In case of emergency, such as a fire alarm or leakage, when you are absent, the board must be able to access the apartment. This may also sometimes be necessary during work on common facilities while you are at work or on vacation. Therefore, you are asked to leave a house key with one of the neighbours to put into safekeeping, and to pass this address on to the board. This is also one of your obligations mentioned in our House Rules. If you have not done so yet, we ask you to do so. Of course, this information will be handled discreetly.