



Vereniging van Eigenaren Waterlelie

www.waterleliezuilen.nl
waterleliezuilen@gmail.com

Dear neighbors,

We hope you enjoyed the summer (vacation). We would like to inform you in this newsletter about a number of current issues affecting our homeowner association (VvE).

Best regards,

The VvE board – Adrie, Erik, and Peter

Update on MJOP

Every five years, an update of the Long-Term Maintenance Plan (MJOP) of our building takes place. Since the previous plan dates from 2020, this has recently been done again. The MJOP from 2020 has been updated by the company 12MJOP. Attached to this newsletter you will find the report of the condition assessment of the building and the MJOP for the next 25 years. The MJOP serves as a guideline for major maintenance. The board reviews planned work annually to determine what actually needs to be done. If necessary, proposals will be submitted to the Meeting of Owners. The update of the MJOP contains few surprises. However, the parking lift installation creates a significant factor of uncertainty, as both the future maintenance costs and the moment when these costs will occur is difficult to estimate, while it is known that they will involve high amounts.

Maintenance of parking lifts

The condition of our parking lift installation has declined approximately 18 years after being put into operation, and in the coming years, it is expected that significantly more maintenance will be needed than before. The board aims to extend the lifespan of the installation as much as possible through proper maintenance. This means that sometimes costs must be brought forward to prevent higher costs in the future. Urgent and necessary maintenance to keep the installation functional and safe for all owners will always be carried out, where appropriate, with temporary measures. The board is authorized to commission such orders (art. 41.5 deed). In addition, the installation is maintained by the company Aarding, which checks the installation twice a year and fixes minor defects. Regarding the larger maintenance and, where necessary, replacement of modules of the installation, a plan will be presented at the next Meeting of Owners.

Filters for the WTW installation (Itho HRU ECO 350)

The board would like to bring the following resident initiative to your attention:

Over 2 years ago, the WTW installations were replaced by Lieshout for about 30 residents, and now there are more. The filters for this WTW are more expensive than those of the old WTW, costing approximately €25 per set. From a couple of residents (Annemieke NB 494 and Ellen NB 498), an idea has come up to purchase the filters (G4) for the new WTW 1 or 2 times a year from WTW online. They receive a 20% discount when purchasing 10 sets (2 filters for one half-yearly change). It might also be possible to conclude an agreement with them for biannual or annual delivery. Annemieke and Ellen are negotiating whether the discount could be higher if more than 30 sets are purchased per half year. In September, a list will be posted in the hall on the GH and NB side where you can sign up

if you are interested in a collective purchase of the filters. On the list, you can fill in: Your name, address, and possibly your email address. As soon as we know how many people are participating, we can continue our negotiations.

The board would like to thank Ellen and Annemieke for this wonderful initiative.

Bankruptcy Hoevenaar

Unfortunately, the cleaning company with which our homeowners' association has had an agreement for about 1.5 years, the Hoevenaar company, has gone bankrupt. The board is in contact with the trustee. As of today, Clean4U Facility is taking over the assets from the bankruptcy to continue operations. What this means for us is not yet clear at this moment. The board has also inquired with other parties about possibilities. We are trying to ensure a (possibly temporary) solution. To make a final decision about a new cleaning company, an additional owners' meeting may need to be held later this year. Further information will follow.

Utilization of solar panels

Since late 2023, our building has been equipped with solar panels. They are functioning well and save the homeowners' association a significant amount of money on annual electricity costs. Due to the upcoming abolition of the netting scheme (expected to be effective from January 1, 2027), which will result in a loss of some of the advantages, the board is exploring ways to continue maximizing returns in the future. This could involve setting up an energy cooperative, as well as the purchase of a (large) home battery. The board is looking for expertise in this area to develop and calculate some options. If an owner/resident has a strong interest in this topic and would like to play a role, we would love to hear from them.

Neighbors' day

Although the board regrets that there was little response to the WhatsApp call to organize a neighbors' day for Waterlelie, we still believe that a gathering of the residents would be beneficial. This year, many new residents have moved here, and such a "neighbors' day" is a great opportunity to meet each other and know who your neighbors are.

We would like to do this Saturday the 27th of september by tackling some chores in the afternoon with whoever wants to join, and afterwards organizing a drink. 2:00 PM Chores.

Preliminary list:

- Remove moss from the exterior of the building (especially Kohnstammstraat)
- Remove leaves from under the tiles next to the fence in the courtyard
- Make stainless and apply corrosion protection to a leg of the parking system
- Remove waste around the building

We will gather at 2:00 PM in the courtyard and provide coffee and tea.

4:30 PM Drinks. Please bring a snack and drink, and if possible a chair.