



VVE MAASDAM



NEWSLETTER

NR 15 – DECEMBER 2019

Through this newsletter we provide you with some information about the Maasdam Owner's Association, the building and its neighbourhood. This newsletter and other information about (living in) the Maasdam can also be found on our website; www.vvemaasdam.nl.

Locked out? Beware of rogue locksmiths

Recently one of our residents accidentally locked themselves out. Unfortunately, the locksmith whose details were listed at the front door, was not available. On internet, the resident then found a company with a 24/7 locksmith service. Unfortunately, the bill presented by this locksmith, found via internet, was exceptionally high and the company turned out to be a malicious company. Many of these are currently active!

We therefore would like to draw your attention to the fact that, in this type of situation, you should only contact a trusted and certified company, in order to ensure you do not get outbluffed. In consultation with the Technical Committee, an inventory has been made of suitable companies. As a result, we can advise two companies in Rotterdam / Capelle aan den IJssel that are genuine locksmiths and who also provide a 24/7 service.

These are:

- KEYEXPERT tel. 010-4530000
www.keyexpert.nl
- VAN DELFT tel. 010-2736300
www.vandelftslotenmaker.nl

These details will also be provided near both front doors and in the bulletin boards of the Board of the Owners' Association.

If something similar happens to you, then make sure to also notify the Technical Committee afterwards. If there is no damage to the lock, you may consider an amount between € 95 and € 150 as an indication of the costs, also depending on the day (less charged on a working day, more during the weekend or on a public holiday). Should there be any damage to the lock, these costs will of course also be charged.

Beware, as soon as you are confronted with a company other than the one mentioned above with a much higher amount, we advise you to immediately seek help by calling the police, your neighbors and/or approaching the Technical Committee.

Window cleaning Maasdam building

Recently, the Technical Committee and the Chairman of the Board of the Owners' Association had a comprehensive discussion with Jan Oudenes, the company that has been cleaning the windows of our building for the past few years.

The last time they cleaned the windows, there were many complaints. This was one point of discussion, but there was also extensive discussion of the Health and Safety aspects concerning the activities.

Especially with regard to apartments on the west side of the building, there are major problems with properly cleaning the windows. This has to do with the fact that everything has to be cleaned from the

ground floor (using a long stick) and that the parapet is in the way for the penthouses.

Going forward, should your windows not have been cleaned properly, you can **contact Jan Oudenes directly**, mobile +31 (0)624852480. Please do not contact the Technical Committee about this.

With regard to the Health & Safety aspects mentioned, we have indicated to Oudenes that the activities must be carried out in accordance with the safety standards of the applicable Health & Safety legislation. This conversation has since been confirmed in writing.

Activities in (Fire) Safety in 2019.

At the end of the year, it is a good time to look back and list the activities in the field of safety in relation to fire. In addition to the safety committee and the board, the technical committee in particular played an extensive role in the implementation of various safety measures, for which our sincere thanks!

It all started with the preparation of a Maasdam Risk Inventory, by external experts, followed later on by a scan by experts of the Fire Brigade of the Safety Region Rotterdam. This led to a number of measures and adjustments to bring and keep the building and the apartments in the best possible and realistic state of safety.

What does this mean?

First of all, a number of adjustments and changes had to be made:

The locks in the doors leading from the garage to the hall(s) have been removed at the urgent request of the fire brigade. In the garage, **EXIT** signs (**UITGANG** in Dutch) have been put up on the doors. The signs above these doors that indicate the escape routes will light up in case of a power failure; these have all had new batteries fitted. All of this will provide support in emergency situations.

The fire extinguishers (powder extinguishers) have been replaced by foam extinguishers at the advice of the experts. 3 of them are mounted in the garage, 2 in the basements with individual store rooms and 1 in the janitor's workspace.

In the garage, a connecting door of one the owner's now has fire-retardant wire glass. A wide sealant in the garage construction, which had started to tear, has been replaced. Cracks in the middle staircase have also been closed to prevent smoke from spreading.

A fire-retardant valve has been fitted in the exhaust of the container space.

Fire and smoke detectors

Next, the fire detector project was started.

The garage and general areas were equipped with fire alarms in strategic places. The fire detectors of the garage were linked to each other and to the fire detectors on the 1st floor, so that fire and smoke alarm signals go off simultaneously in these areas. During testing, it was found that linking these fire detectors (12 per series) provides enough attention for the alarms on the 1st floor.

The fire brigade's motto is: every minute sooner you report to us, will decrease the amount of damage.

The janitor's workspace, the container area and the store room basements were also equipped with fire alarms, as well as all (lockable) corridors in the building from the 1st up to the 11th floor. This means that all floors that have no open space to the floor above, now have several fire alarms per floor.

Simultaneously, the action was started to enable providing the apartments with fire alarms, insofar as they had not yet been installed. Skilfull purchasing by the board ensured that we were able to purchase high-quality and durable items at a reasonable price, which could be installed by members of the technical committee themselves.

Calamity sheet

Overall, people are able to call in the right kind of emergency service in the event of an emergency. However, practice shows that in the heat of the moment, the information needed is not always readily available. This is why everyone who lives in the building has been provided with a calamity sheet with contact details (also available in English if required), so that in an emergency, the police, fire

brigade or medical assistance can be called on. Everyone is requested to keep this sheet available in an easily accessible place for all residents.

Emergency plan

In the event of a serious calamity in the building, more measures must be taken. Discussions with those involved at residential buildings that were affected by fire elsewhere in the Netherlands, yielded many tips to be included in an emergency plan. Hopefully, we will never have to use it, but if necessary the plan will prevent us from being confronted with unnecessary surprises. The plan is now / will soon be published on the VVE Maasdam website.

This concludes the task of the safety committee, which will be inactive in 2020. If deemed necessary, we will have a quarterly meeting in the future.

Action door-to-door papers

In the municipality of Rotterdam an opt-in system for advertisement brochures and door-to-door papers will apply as of 1st of January 2020. This means that they will only be delivered to mailboxes that carry a "Ja-ja sticker". The Technical Commission has ordered these stickers and will apply them to all the mailboxes that don't have a sticker to this end as of yet.

Christmas, Association General Meeting and New Year's reception

Finally, we wish all residents of the Maasdam a very Merry Christmas and a very happy New Year!

In the new year we will organize the AGM and the New Year's reception subsequently at the same night again. These are scheduled for Thursday, February 20. An invitation will follow, but we hope to see you all here!

