



VVE MAASDAM



NEWSLETTER

NR 18 – NOVEMBER 2020

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.

CORONA Unfortunately, corona is still among us, and life is still far from normal. How this will develop further is surrounded by many uncertainties, and reports about a vaccine remain contradictory. This means that we will have to take this seriously in the coming period, and also in 2021, especially now that we are entering the period where we will spend more time indoors than outdoors. Only when there is an adequate and proven vaccine, we may be able to slowly return down to a "normal" situation, but that may take a while.

To date, as far as we know, we have not been confronted yet with a situation where one of our residents had to remain quarantined or returned from an area designated by the government as one with an elevated or high risk. However, should this occur, we kindly request that you immediately inform the Board, or one of the board members. In consultation with you, we can then discuss to what extent we can be of any assistance, such as the delivery of shopping or any other matter. Obviously, discretion will be exercised.

If you need any other assistance, or would like to have a chat, then do not hesitate to approach us. During the previous period in March / April it already

became apparent that there is a high degree of willingness and solidarity among our residents to be of assistance to others during this exceptional period. Also, you can easily reach other residents via the WhatsApp 'klep-app' with any informal request.

We wish everyone good health and stay safe from covid-19!

VACANCY FOR A CHAIRPERSON OF THE HOME OWNERS ASSOCIATION A few weeks ago, a letter was distributed among you that mentioned that our current chairman, Harrie Vugts, who has been acting as such for 9 years, would be handing over his duties by mid-February 2021. Unfortunately, no new candidate has applied yet. In order to have a smooth transition, we hereby ask any candidate to identify himself or herself to the board.

We seek an enthusiastic owner who has lived in the Maasdam for at least 1 year, who can act proactively, is socially skilled, and above all has a heart for our building. You should expect a commitment of approximately 2 to 3 days per month. You will be supported in your tasks by the secretary, the treasurer, and two general board members. Additional committees are in place for specific aspects, such as technical aspects, safety, events, etc.

We especially like to invite female owners to respond, especially because females are underrepresented in the board unfortunately.

We are of course available to answer any further questions and would like to exchange any thoughts

or ideas with you. You may contact Harrie Vugts himself (voorzitter@vvemaasdam.nl) or the secretary of the board, Miriam Visser (secretaris@vvemaasdam.nl).

BALCONY HYGIENE AND MAINTENANCE In one of our previous newsletters we already paid attention to the regular maintenance of the balconies. Nevertheless, it appears that leakages occur, where the technical committee finds a recurring cause is poor (and often absence of) maintenance of the balcony. As an owner you are responsible for maintaining your apartment in proper condition, including the balcony; also, a clean and tidy balcony has a better appearance. In the case of a leakage, the repair costs are to be paid by the VVE. However, in a situation where there has been clear negligence of the owner, any inferring costs will be forwarded to the owner.

Below are some suggestions for maintenance and prevention of leakages:

- Regularly tidy up the balcony and remove excess items;
- Wipe clean loose debris, sand, dust, leaves.
- Also regularly inspect the drain and remove any material that avoids proper drainage;
- Remove fallen leaves and twigs;
- Remove bird droppings and green deposits with a stiff broom, green soap, and warm water;
- Regularly rinse your balcony and keep it tidy.

ENTRY KEYS As you probably known, there is one uniform key that gives you entry to the building, parking garage, and the various floors. In our recent monthly newsletter we mentioned that these entry keys are no longer available at the original price. Currently, the technical committee can provide new or replacement entry keys for € 30,- each.

PARKING PERMITS Several residents with a temporary parking permit for parking outside the garage in parking sector 32 have now experienced that the annual renewal of the permit with the municipality of Rotterdam does not always go

smooth. At the moment this parking sector is fully occupied, and there is a waiting list for new applications. However, this does not apply to extensions of existing temporary permits, provided that the renew application is done on time and with the correct information. Please take note of this to prevent any problems with the renewal.

You can apply for a parking permit for residents to park your own car. Since the building has its own parking garage, the municipality of Rotterdam only issues temporary parking permit to residents. After the first application, you must renew this permit yourself every year. Please note that when you renew your temporary permit, you do not start a new application, but explicitly indicate that it concerns a renewal of an existing temporary permit. If you fail to do so, you will be automatically put on the waiting list.

When you applying for a new permit or a renew of your permit, you must at "Reason for application" (*reden van aanvraag*) tick the option: "I want to use the building garage/parking lot, but it is fully occupied" (*U wilt gebruik maken van een bijbehorende garage/parkeerterrein, maar deze is vol.*). When you are asked for supporting documents (i.e., declaration of the owners association that the parking is fully occupied), then you may skip this by clicking twice on "Next step" (*Volgende stap*). The owners association had a meeting with the municipality in May of 2013, after which it was decided that this declaration from the owners associations of the Maasdam and Statendam buildings are no longer required.

A temporary parking permit can be renewed online from 4 weeks before the end date. Do not forget to remind yourself each year. It is our experience that in some cases you may receive a letter from the municipality, but this is no guarantee for the renewal. For these applications, you can go to "Mijn Loket" of the municipality of Rotterdam, via: www.rotterdam.nl/parkerenonline.

The above information can also be found on our website:

<https://www.vvemaasdam.nl/algemeen/parkeren/>
(This page is available in English, and other languages, by selecting the appropriate language at the bottom of the web page.)

RENTING OR BUYING A PARKING SPACE From time to time, we receive requests of residents for renting or buying a parking space. You can express your interest to the Board, and we can provide you with the contact details of a renter or seller.

SAFETY AND CAMERA SURVEILLANCE Since we have installed camera surveillance (in 2013), we have been fortunate to remain from any further burglaries. Nevertheless, we have to revert to viewing camera footage on several occasions in recent years as the result of a few unpleasant incidents, both inside and outside the building. Inspection of footage is not always possible in the context of the GDPR, which is laid down in the Protocol Camera Surveillance. If you are confronted with a situation in which access to camera footage can be helpful, you as an owner can submit a formal request to the Board, which will assess, partly based on the nature and necessity of the incident, whether this can be permitted within the framework of the GDPR. It is also important that you provide a clear description of what happened and within what timeframe.

RENTING YOUR APARTMENT We have already warned several times that you as the owner remain responsible and liable for the obligations arising from the provisions of the deed of division and internal regulations. This means, among other things, that you must submit a fully completed user statement before new tenants move into your apartment, even when this is only temporary. The user statement can be found on our website: <https://www.vvemaasdam.nl/algemeen/verhuur-appartement/> (This page is available in English, and other languages, by selecting the appropriate language at the bottom of the web page.)

Recently, a (rented) apartment in one of our neighboring buildings has been closed for a year due to drug-related activities on the basis of a regulation

from the mayor. We therefore again recommend that you keep a close eye on your tenant(s) and that no illegal practices are taking place, certainly beforehand, but also during the rental period. We refer to the recommendations of the Factsheet Municipality of Rotterdam that you received a few years ago and which mentions clear recommendations that are important when renting out an apartment. A link to this fact sheet is given on the previously mentioned website.

CLEANING OF THE WINDOWS ON THE NORTH SIDE OF THE BUILDING During the most recent cleaning of the windows on the north side of the building, some complaints were again received about minor damage to pots and plants on some of the balconies. The cleaners cannot avoid this in all cases, but be assured that they do their utmost not to soil the balconies or damage any pots or plants; at times, they have no other choice.

As may be aware that the windows have to be cleaned from below, and this can only be done from the balconies. We have paid attention to this in a previous newsletter. You will be informed well in advance when these activities will take place. We therefore ask you again to ensure that the balconies are accessible before the window cleaners arrive and to make some space for the ladders to be placed and that people can work without damaging or soiling things. We count on your cooperation and understanding.

GENERAL MEETING We usually hold our general member meeting (ALV) at the beginning of February in our meeting room at number 9, followed by a New Year's social drink. In view of the current development with covid-19, we will inform you at a later date how we will implement this meeting in 2021. We will probably try to have the ALV take place later in the Spring. This will partly depend on how the situation occurs at that time. If it is still not possible to meet in larger numbers in Spring, we will propose an alternative location. We will inform you in due time.