



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.

Season's Greeting

The board of the home owners association (HOA) wishes all residents of the VVE Maasdam happy holidays and a beautiful and healthy 2023!



In the new year, the board will prepare the annual HOA meeting. In addition to current affairs, you can also expect us to start working on a new HR in 2023 and the supervision of the transition to a new cleaning company. More about that in this newsletter.

With warm Christmas greetings,
Emile Klep (chairman)
Robert-Paul van der Wel (treasurer)
Miriam Visser (secretary)
Bram Deurwaarder (general board member and chairman of the technical committee)
Dien Hoogeveen (general board member - cleaning portfolio)

General meeting of members

Please reserve **Monday 13 March** in your agenda. That is the date when we plan the next general meeting of members. Further information and the agenda will be shared with you prior to the meeting. This meeting will be physically held at number 9, followed with a drink. Please note that the meeting itself will be held in Dutch.

Update nuisance situation

The association held an extra HOA meeting in August, as we were forced to issue a warning to the user and owner of apartment 179 on the 3rd floor in connection with persistent nuisance.

The effect of this is that the user has hardly been in the apartment since then. The nuisance (certainly that of its visitors) has now been minimised, also regarding the situation for which we have warned you as owners and tenants in our complex several times when it comes to letting in unwanted visitors for this address. On behalf of the owner of the apartment, we have received the information that she intends to terminate the usage situation permanently and to put the house up for sale.

With the help of the security committee, we are still closely monitoring the situation and we thank the owners for their support in this process. More concrete information will follow as soon as it can be provided.

Cleaning

During the previous regular HOA meeting, the board made a promise to closely monitor the cleaning contract with the Oudenes company. We have also been able to appoint Dien Hoogeveen as a new board member to oversee the contract. There were certainly no complaints about Arif, our regular cleaner. However, unfortunately the contract management and the communication with the contractor did not meet our expectations. In addition, there were regular complaints about the replacement cleaner, without witnessing clear improvements. This has made us decide not to renew the contract for the coming year. After requesting various quotes and discussions, a new contract has now been signed with the company Cleaning B.V., which made the best impression on us. From January onward, we will have two new permanent cleaners. They will be further introduced to you after completing the trial period.

We note that the company Oudenes still continues to wash our windows. It has been agreed that the apartments that are difficult to reach on the courtyard side (where most complaints come from and where they face unsafe working conditions) will be excluded. The residents concerned have now been personally informed about this.

All in all, a lot of time and energy was spent on monitoring the cleaning this year and we would like to thank Dien very much for her efforts. With a new cleaner there will unfortunately be a new time-consuming hand-over, but we hope to have made the right choice for the long term.

Update sewer odour nuisance

In the previous newsletter we reported on a pilot to be undertaken by the technical committee with silicone odour traps in the meter cupboards against odour nuisance. The test has been carried out but unfortunately did not result in a long-term solution. In order to make a contribution to reducing the unpleasant smell, it is recommended to periodically (once a month) fill the gray siphon located under

the black heating unit with water. See for an example the memo in the memo box at the entrance of the building.

Committee on Energy and Sustainability

After an earlier call for volunteers, the board is happy to announce that the Sustainability Committee is operational with Carla van Tuil, Frits Bareman and Geert Wieling. The committee has already made an inventory of ideas and will discuss its suggestion(s) with the board in January. More on this at a later stage.

New call: adjustment internal rules

As previously promised, the board will commit itself in 2023 to an integral revision of the internal rules and regulations (“Huishoudelijk Reglement”). The aim of this is to refresh the rules to comply with the present time and to solve some gaps. We are looking for someone, preferably with legal knowledge, who can support the board in this. You can register via secretary@vvemaasdam.nl

Did you know that?

Did you know that the VVE Maasdam has its own website? Here you will find relevant information about living in the Maasdam and the VVE. Take a look at www.vvemaasdam.nl. The website is also available in English.

