

# VVE MAASDAM

## NEWSLETTER

NR 28 – May 2025

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](http://www.vvemaasdam.nl).

### **New Board Members: An, Wouter, and Leon**

During the Home Owners Association meeting (ALV) in March, An (Secretary), Wouter (Treasurer), and Leon (Board Member from the Technical Committee) were appointed. They are pleased to introduce themselves in this newsletter:

**An:** Allow me to briefly introduce myself. My name is An Vermeer, and as of 24 March, I am the new Secretary.

I am succeeding Elly Schreur, who is now our Chair. We have been living in Maasdam for 11 years now, and we thoroughly enjoy it. Many of you may know me from the annual BBQ, which I organise together with Monica. I have been retired for six years; prior to that, I worked for over 17 years at the UWV in various roles. My last position was at the head office as a project manager. One of my hobbies is travelling, especially cruising, as it allows us to visit many different places while taking our 'hotel' with us.

**Wouter:** My name is Wouter Vermeulen, and I was appointed Treasurer of the VVE Board during the General Meeting in March 2025. I am taking over from Robert-Paul, who has fulfilled this role within the board for the past few years and has now helped me settle into the position—many thanks for that! I

have been living in Maasdam at number 61 for eight years. I work at Rabobank, at the head office in Utrecht, in the Special Asset Management department for large corporate clients. In my spare time, I enjoy sports and travelling is another hobby of mine.

**Leon:** Hello, I'm Leon de Groot, and I am now responsible for the Technical portfolio on the board. I am taking over from Bram Deurwaarder, who fulfilled this role for many years with great dedication. Together with Miriam Visser and our cat leniemienie, I have been happily living at number 5 for many years. In my spare time, I enjoy playing tennis, and Miriam and I share a passion for travelling and nature photography.

During the week, I work at Pon Power, the Dutch dealer for Caterpillar. The office is located in Papendrecht. As an Area Service Manager, I am responsible for four service teams operating throughout the Netherlands, working on engines in the maritime and greenhouse industries.

Over the past year, I had the opportunity to learn from Bram, and I have now officially taken over the Technical role on the board. As you may know, we are fortunate to have four very active committee members within our VVE: Nico, Rajen, Wim, and Bram. Thanks to their years of experience, knowledge of our complex, and enthusiasm, we are usually able to respond effectively. Together with them, all of you as residents, and our regular (contract) partners, we ensure that our complex remains well-maintained, contributing to a safe and positive living environment.

### Information evening about Electric Vehicle Charging

On 25 April, all owners were sent an invitation to the information evening regarding electric vehicle charging in the parking garage. This event will take place next Wednesday, 7 May. Through this newsletter, we would like to extend a warm invitation on behalf of the Sustainability Committee to everyone to attend the meeting at number 9, starting at 20:00. The purpose of the evening is to provide information, clarify any uncertainties, answer questions, and finalise the plan.

### Installation of Solar Panels – 26 May

As decided during the General Meeting on 24 March, 24 solar panels will be installed on the roof of the 11<sup>th</sup> floor. This will take place on Monday, 26 May 2025. According to the installer, all work will be completed within one working day. The solar panels will be connected to the 'low-voltage meter cabinet'. This cabinet will be without power for 1 to 2 hours to allow for a safe connection. During this time, the garage doors will also not be operational. In the week leading up to 26 May, the Sustainability Committee will provide more detailed information about the extent and duration of any inconvenience. We count on everyone's cooperation, so that this installation can be a significant step towards more sustainable energy use.

### The Maasdam BBQ: Saturday, 5 July

On 5 July, we'll once again be hosting a BBQ for all Maasdam residents. Will you be joining us this year? If so, please register by sending an email with your house number to: [a.vermeer2017@gmail.com](mailto:a.vermeer2017@gmail.com). Would you like to prepare a dish yourself? Then please contact Monica at: [mokruisman@hotmail.com](mailto:mokruisman@hotmail.com). We kindly ask for a contribution of €5 per person; children under the age of 8 can join free of charge.

### Technical Committee Collaboration Partners

At the request of residents, we have published an overview on our website of the key partners with whom we have either a contract or a very strong working relationship. Of course, as an owner, you are free to contact these partners yourself if you are planning renovations or experiencing issues with your private (i.e. not VVE-managed) installations. The advantage is that they are already familiar with our building and systems. Interested? Then please visit our website at [www.vvemaasdam.nl/onderhoud/techniepartners](http://www.vvemaasdam.nl/onderhoud/techniepartners)

### Call for Technical Committee Members

Are you interested in technology and would you like to be part of the Technical Committee? Then send a message to: [techniek@vvemaasdam.nl](mailto:techniek@vvemaasdam.nl). At the moment, we're fortunate to have four members, but we could use one more person who enjoys technical work and can help with small maintenance tasks within our complex. Do you have experience in sourcing (technical) services? Feel free to send us an email at: [techniek@vvemaasdam.nl](mailto:techniek@vvemaasdam.nl).

### Water Damage in the Building

In the first week of January, we discovered water damage originating from the meter cupboard of apartment 123. The impact on the residents was significant, as they were left without power for at least two weeks.

After several days of investigation, including the use of a camera and some demolition work in the atrium, we found the cause: a dislodged vertical pipe (see photo 1) near the 8th floor. This pipe runs from the 10th floor down to the main drainage line in the garage. The search was made more difficult because the pipe runs through a concrete shaft that is not easily accessible.



Photo 1

Photo 2

To prevent recurrence, we had new brackets installed (photo 2) from the 1st to the 8th floor, and above the meter cupboard of apartment 123, we constructed a waterproof floor with a drain. Additionally, we will now carry out a camera inspection every five years, as visual checks are not feasible in this area. Once everything was closed up, the painter completed the finishing work, the atrium was cleaned, and the windows were washed.

The total damage amounts to nearly €33,000. The claim has been submitted to our insurance company, and once we receive the final invoice, the financial settlement can begin. We will provide an update on the outcome in the next newsletter.

### **Painting work West facade**

On Monday 25 August, the painting work on the West facade (Stieltjesstraat side) will start by the company Van Bebberen.

They will first start with the construction of the scaffolding, which will take a few days, and then the painting work will be carried out. Would you please make sure that your balcony is empty from 25 August to make the construction of the scaffolding possible?