



Through this newsletter we provide you with some information about the Maasdam Owner's Association, the building and its neighbourhood. This newsletter and all previous newsletters can be found on our website; www.vvemaasdam.nl.

AED training

Safety and Accessibility – Join Us!

Together we ensure a safe and accessible building. That is why we are once again organizing a free AED – and CPR course (2,5 hours per night) for residents this fall, provided by Pro Cardio. They also maintain the two AED's in our building. This is great opportunity to refresh or gain new knowledge.

During the last general meeting, a resident requested to investigate whether there was a need for a First Aid crash course. That is why we want to know whether there is sufficient interest in such a course. This is provided by the Red Cross in our club room at nr 9. (4 hours, € 90 per person).

A minimum of 12 participants is required. Offering this First Aid course falls outside the scope of the VvE due to the higher costs.

You may also register for both courses because the First Aid crash course does not cover how to use an AED. What exactly will be covered during the First Aid crash course is stated in the inventory letter that you will receive shortly.

Registration and next steps

Within 2 weeks you will receive a note in your mailbox to take stock of your wishes. We would appreciate it if you could complete this and return it to nr. 87 (Jos Moens) or let him know your choice via WhatsApp (instructions will be in the letter). We will work out a schedule based on the responses and registrations received. For the First Aid crash course, the first 12 applicants are eligible.

De inventory concerns

- Participation in **AED – and CPR course** (free, evening, 2,5 hours)
- Participation in **First Aid crash course** (Red Cross, 4v hours € 90 min 12 persons)
- **PLUS** to know if there is the need for **automatic door openers** at the main entrances and the storage doors to facilitate the use of bicycles, wheelchairs or mobility scooters

Keep an eye on your Mailbox!

Cleaning and Window Cleaning

As of 1 November, the daily cleaning will no longer be carried out by Cleaning.nl but by Romaro. We are confident that this change will further improve the quality of cleaning in our building. Other than this, no major changes will be made to the tasks performed.

In addition, during week 36 and week 49 a test run of the window cleaning will be carried out on the east façade and both gable ends. This will also be carried out by Romaro, in combination with the other window cleaning activities on our 'landtong'.

The west façade is currently under scaffolding for painting works. These windows will be cleaned once the painting has been completed.

At the beginning of 2026, we will hold a residents' survey to assess satisfaction and to determine whether or not we should continue with this arrangement. We will send more information about this survey later on.

Observations in the Building

In the February newsletter we reminded everyone that certain changes to apartments, as well as to communal (outdoor) areas, always require approval from the board following advice from the Technical Committee (TC). Since then, we have observed several alterations in the building that were made without this approval. A few examples:

- Private cameras are installed with a view of the corridors. Private cameras may only be used inside one's own apartment, without visibility of the communal areas.
- Doors and door frames: in some cases, external doors and door frames (the front doors between the corridor and the apartment) have been replaced without consultation with the TC and/or the board. To maintain uniformity in the building, this is only permitted if the new situation is in line with the existing design.
- Balcony and roof terrace screens: on several balconies and terraces, wind screens have been added to the railings. This is only permitted under certain conditions, and always after consultation with the TC and/or the board. It is important that the overall appearance of the building remains uniform and that we avoid every apartment choosing its own different solution.
- Water pipes: in some cases water pipes have been installed from the (private) meter cupboard to private areas, routed through communal areas. This is not desirable and may cause damage to our shared spaces.

In addition to these examples, several other modifications have been observed. Does this apply to you, or are you considering making changes in the future? Please contact the board (bestuur@vvemaasdam.nl) and the Technical Committee (techniek@vvemaasdam.nl) as soon as possible.

Solar Panel Update

It will not have escaped anyone's notice that the solar panels were installed on 8 July. Between 8 July and 24 August, they already generated 2,000 kWh. With this 2,000 kWh we have not only created a nice financial saving for our VvE, but also made a positive contribution to the environment.

In future newsletters, we will continue to provide regular updates on the energy generated

Painting Works – West Façade

On Tuesday 26 August the painting works on the west façade began. On 23 July, an information email was sent to all residents with several requests and a general schedule.

Once again, we would kindly ask all residents to remove garden furniture and other valuable items from their balconies during the works on your section.

Looking Back on a Great BBQ

It has already been two months, but on Saturday 5 July our annual Maasdam BBQ took place once again! We look back on the event with great pleasure, and on behalf of the board we would like to thank everyone who attended – and especially the volunteers – for making it such a success.

