

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.

End of year greetings

The year 2025 is almost over. Once again, we look back on a positive year for our homeowners' association, with the General Members' Meeting in March and the barbecue in July as clear highlights. On behalf of the board, we would like to wish everyone happy holidays and a very happy 2026.

Information evening on electric charging

Last November, the Sustainability Committee organised the second information evening on electric charging. We look back on a pleasant and constructive evening, during which we discussed future possibilities for electric charging within our building. A third information evening will be organised early next year; an invitation will follow shortly. If you have questions about electric charging, we kindly ask you to raise them during these information evenings as much as possible. This will help ensure that the upcoming General Members' Meeting runs smoothly.

Use of the waste area

A designated area for waste containers (residual waste and paper) is available in our parking garage. Glass can be disposed of at the bottle bank near Jumbo or at another glass recycling point in the neighbourhood. We would like to remind everyone to always separate waste correctly. In addition, large cardboard boxes should be flattened, and residual

waste should only be placed in containers that still have sufficient capacity. Never place waste next to the containers. This way, we can keep the waste area clean together.

Completing surveys

Several surveys were distributed over the past year. Unfortunately, the response rate has sometimes been quite low. We therefore kindly ask everyone to complete surveys whenever they are received via the official channels. This helps us gain a clear understanding of the needs within the building. Surveys that are not sent or announced by the board or by Steengoed are not official and can, of course, be ignored.

KPN fibre connection

At the beginning of December, our building was connected to KPN fibre, following the installation of the cabling earlier this year. This means that all apartments are now connected and have the option to take out a fibre subscription with KPN.

AED training

Last October, another AED training session was organised. The course was provided by Pro Cardio, who also supply the AED devices in our building. We look back on a very positive training session and would like to thank all participants for attending.

Water damage

In recent months, there have been several cases of water damage, often caused by leaks in renovated bathrooms. These situations are complex and unpleasant for those directly involved, and sometimes also affect neighbouring residents. When

the cause of a leak does not fall under the responsibility of the homeowners' association, it is the responsibility of the resident. As leaks can also cause damage to neighbouring apartments and communal areas, we ask residents to act quickly and appropriately.

In such cases, you may make use of our regular technical partners (see the website: *Technical Partners – VvE Maasdam*). Please note: if the cause does not lie with the homeowners' association, all repair costs — including any restoration work in neighbouring apartments or communal areas — are at your own expense. Always report damage to your own insurance provider and coordinate repair costs with your neighbours and the homeowners' association.

Painting works

Last autumn, major maintenance work was carried out on the west façade by painting company Van Bebberen. Several window frames were repaired, and all wooden frames received a new coat of paint. Where necessary, additional repairs were carried out. Thanks to this work, the paintwork is once again in excellent condition and well prepared for the coming years.

Long-term maintenance plan (MJOP) & energy scan

During the most recent General Members' Meeting, it was decided to update the Long-Term Maintenance Plan (MJOP), as current cost estimates may no longer reflect market conditions. This update was outsourced to Centraal Beheer and combined with an energy scan to identify potential energy-saving opportunities.

An extensive inspection took place in October, during which several apartments were also visited. We expect to receive the advisory report in early January. This report will serve as the basis for our future maintenance planning and financial budget. Further information will follow in preparation for the General Members' Meeting in 2026.

Window cleaning & day-to-day maintenance

Since November, Romaro from Ridderkerk has been our new partner for day-to-day maintenance, both indoors and outdoors, for a period of three years. This marks the end of our collaboration with cleaning.nl. Romaro has made a strong start, carrying out a thorough cleaning of the complex and washing all internal windows.

Each year, Romaro will conduct a residents' satisfaction survey. The first survey will be distributed early next year, and we kindly ask everyone to complete it.

In week 10 of 2026, the windows on the east side and both end façades will be cleaned again. For the west façade, cleaning will be limited to the second floor, as full cleaning requires the costly abseiling method.