



NR 31 – May 2026

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

Review of the ALV

On 23 March, our annual Home Owners Association Meeting (ALV) took place. The minutes of the meeting have now been shared with everyone. One of the main topics on the agenda concerned electric charging facilities in the parking garage, which we will revisit later in this newsletter. Should you have any questions for the board following the minutes, please send an email to bestuur@vvemaasdam.nl

Introducing Niels

Hello everyone, my name is Niels van Pelt. Since the end of 2022, I have been happily living at Helmersstraat 181, and for the past six months together with my girlfriend Ingeborg.

I was born and raised in Rotterdam, a city I still love. After completing my degree in Construction Engineering at Hogeschool Rotterdam, I started working in the industry. I currently work for contractor BESIX. Due to my interest in technology, but also because I enjoy building stronger connections with fellow residents, I have joined the technical committee. I look forward to contributing together to a pleasant and well-maintained homeowners' association!

Electric charging in the parking garage

During the ALV, a vote was held on the installation of a main ring system for electric charging in the

parking garage. The outcome of the vote was that this system will not be installed. This means that individually installed charging points are permitted, if all requirements are met.

Letter from the Safety Region

As you may have read in the letter from the Safety Region that was included with the ALV documents, several adjustments are required within our complex. This month, we expect to receive quotations mainly focused on sealing the cable and pipe penetrations between the garage and the residential floors. Regarding the required adjustments to compartmentation and the fire alarm system in the garage, we are currently in consultation with our neighbours, the Statendam and MVGM (the complex located on Stieltjesstraat and Louis Pregerkade). Further communication will follow once more clarity is available.

Water damage

In the previous newsletter (issue 30), we stated that when the cause of water damage is not coming from a common area, all repair costs are at the resident's own expense. However, the situation is slightly more complex, and in certain cases the damage may still be (partially) covered by the homeowners' association's insurance policy. There are, however, many exceptions that apply.

For this reason, we have decided to include the full insurance policy document (also available in Twinq) as an attachment to this newsletter. This way, everyone has insight into what is and is not covered by the insurance.

The Maasdam BBQ is coming!

Homemade dishes from all corners of the world prepared by our residents, combined with delicious food from the grill. Sign up now for the annual barbecue on Saturday 27 June!

Start: 4:00 pm

Location: Main hall and outside

Cost: €5 per person, children under 8 free of charge

To register, please contact An and mention your apartment number and the number of people attending the BBQ:

a.vermeer2017@gmail.com

Would you like to prepare a dish? We would love that! Expenses will be reimbursed. Please email Monica with what you would like to make: mokruisman@hotmail.com

Major maintenance works

As part of the major maintenance programme and in accordance with the Long-Term Maintenance Plan (MJOP), the exterior window frames on the north, east and west façades will receive a new varnish coating. The works are scheduled to commence in mid-June and are expected to take several weeks. Our regular partner, Van Bebberen, will carry out these works. Further communication will follow once the planning has been finalised.

Survey on cleaning and window cleaning

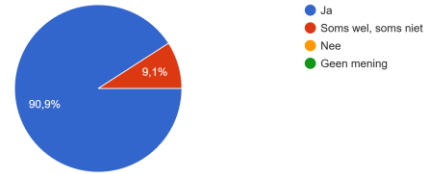
Earlier this year, we conducted a survey regarding satisfaction with the cleaning and window cleaning services. An explanation of the results was provided during the ALV. In general, it can be concluded that most residents are satisfied with the current cleaning services, although there is still room for improvement regarding the window cleaning.

We are pleased to share the full results in this newsletter.

A huge thank you to all residents for completing the survey!

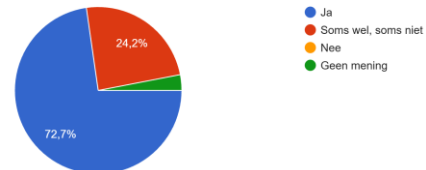
1. Bent u, in het algemeen, tevreden over het schoonmaakbedrijf?

33 antwoorden



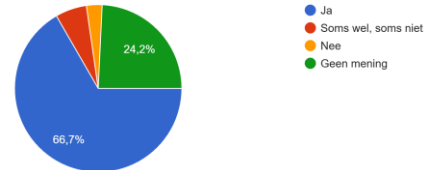
2. Wordt er, naar uw mening, voldoende goed en zichtbaar schoongemaakt?

33 antwoorden



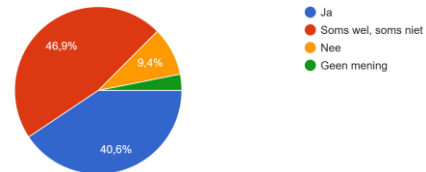
3. Bent u tevreden over de schoonmaakfrequentie?

33 antwoorden



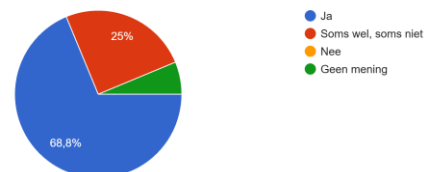
4. Bent u tevreden over de kwalitatieve uitvoering van de glasbewassing van uw woning?

32 antwoorden



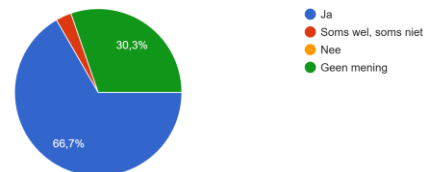
5. Bent u tevreden over de kwalitatieve uitvoering van de glasbewassing van de algemene (buiten) ruimtes?

32 antwoorden

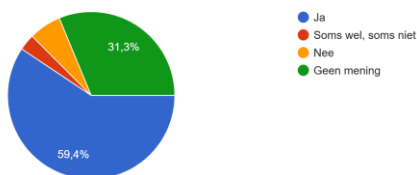


6. Bent u tevreden over het tijdstip van het schoonmaken in het gebouw?

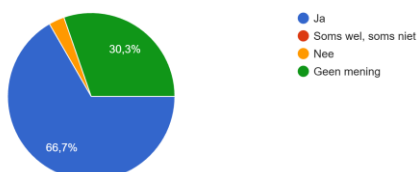
33 antwoorden



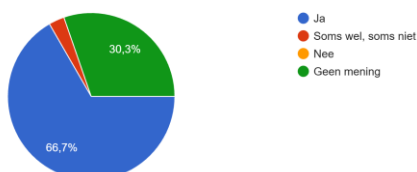
7. Bent u tevreden over het tijdstip van de glasbewassing?
32 antwoorden



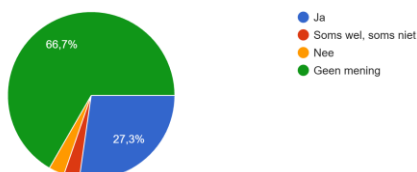
8. Bent u tevreden over de houding van de medewerkers van het schoonmaakbedrijf?
33 antwoorden



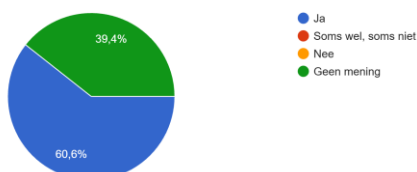
9. Bent u tevreden over de klantvriendelijkheid van het schoonmaakpersoneel?
33 antwoorden



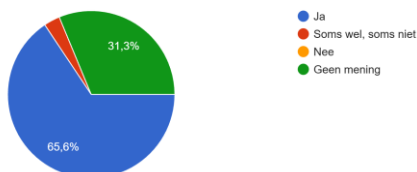
10. Bent u tevreden over de klantvriendelijkheid van de glazenwassers?
33 antwoorden



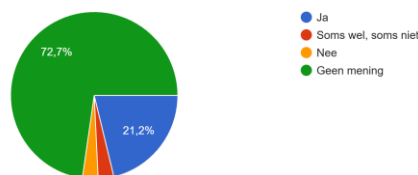
11. Zien de medewerkers van het schoonmaakbedrijf er verzorgd en netjes uit?
33 antwoorden



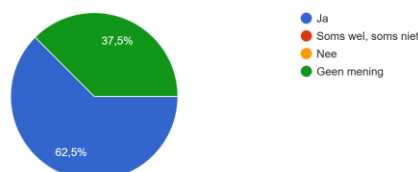
12. Ervaart u de medewerkers van het schoonmaakbedrijf als vakkundig?
32 antwoorden



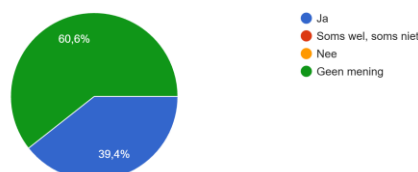
13. Zijn de medewerkers van het schoonmaakbedrijf in staat uw vragen te beantwoorden?
33 antwoorden



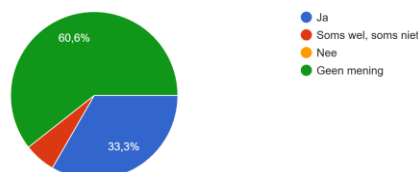
14. Heeft u vertrouwen in het personeel van het schoonmaakbedrijf
32 antwoorden



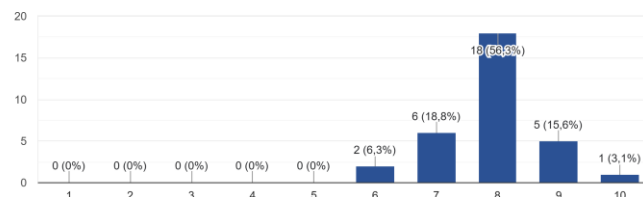
15. Werken de medewerkers van het schoonmaakbedrijf naar uw mening veilig?
33 antwoorden



16. Bent u tevreden over de communicatie met het schoonmaakbedrijf?
33 antwoorden



17. Als u de dienstverlening met betrekking tot de schoonmaak een cijfer zou mogen geven, welk cijfer zou dit zijn (1 t/m 10)
32 antwoorden



18. Als u de dienstverlening met betrekking tot de glasbewassing een cijfer zou mogen geven, welk cijfer zou dit zijn (1 t/m 10)
31 antwoorden

