

Administratie Vereniging

nieuwsbrief voor de bewoners van de flatgebouwen A t/m E
aan het Amerbos en Elpermeer in Amsterdam-Nieuwendam,
leden van de AVB



Nieuwsbrief mei 2021 - 1

The year is well under way, outside it is slowly becoming spring. Time for the first info bulletin for 2021.

Annual General Meeting for Owners and Annual Report.

Unfortunately, the AGM cannot take place again this year due to Covid-19. The Annual Report will be distributed in June to all members, whereupon you can react to the new candidates for the Board of Directors.

Composition of the Board

We are still looking for members to complete the Board. The new members are Eric van der Kwast (Technical affairs) en Gerrit Kramer (Secretary). Meanwhile, Randy Baidjoe (General Member) has become a stable asset. The positions of Chairperson and Treasurer are both vacant. If we have a full team, the board will definitely be able to work better and more effectively. If you are interested to join or would like more information, please feel free to send us a message at vvebuikslotermeer@outlook.com.

Rental

It is not allowed to rent an apartment to more than two people. Short term rental, or so-called short-stay of six months or less, is prohibited. Room rental or splitting the apartment into separate units is also prohibited. Violations will be acted upon. Three warning letters will be sent. If there is no reaction, legal procedures will be initiated. An external agency will research the the owner's address information. The interests of the Owners' Association weighs heavier than the Personal Data Protection rules (AVG). The Owners' Association must know who an apartment is rented to. There have already been previous legal procedures. If you suspect rental fraud, you can send a message to verhuurvvebuikslotermeer@outlook.com.

Technical and Maintenance

Some residents have humidity problems, leading to fungal growth (mildew). We recommend thorough ventilation and heating the apartment well. In the Annual Report, the direction has included some possible solutions. These are household improvements which do not fall under the Association's financial responsibilities.

There are currently no large projects. The lifts, the garage roofs and doors have been taken care of and the painting is finished. The long-term maintenance plan will be updated.

Break-ins in garages

There have been various burglaries in garages in recent weeks. The police are currently investigating. We call on everyone to be extra vigilant and to report suspicious situations to the police.

Windmills

There are plans to build wind turbines. At the moment, suitable locations are being determined. In Amsterdam 17 windmills are planned, most of them to be placed in the harbor district. Relevant to our buildings, there is a possibility of a windmill being placed on the golf course, on the other side of the highway A10. Residents can inform themselves and, if so desired, sign a protest. Groups in action include *Noord verstoord* and *Windalarm Amsterdam Noord*. The Board will not take a position in the discussion over wind energy.

Fire

There was a kitchen fire recently, luckily with material damage only. As a result, we call on everyone to be sure to take the correct safety measures. Have a smoke alarm, fire blanket, and perhaps a small fire extinguisher. No fire extinguishers will be placed in the common areas or entryhall. Signs warning not to use the lifts in case of fire or other emergency will be provided.

Parking problems

There are parking problems near Buildings A, B, and C. Vehicles have been parked on the grass and several vans parked in the neighborhood do not belong to residents. We have learned from Mr. Truyens (Board of Commissioners) that the subject has been discussed in the neighborhood consultation. We expect either paid parking or a 'blue zone' (limited time zone) to be implemented in 2024. Before this time, the city council will not be taking any action.