



# Information letter

HSB Brf Vimpeln 20

2: 2019

*We hope you all have had a lovely summer and has gathered a lot of energy for the coming autumn! Things has happened since the last newsletter came out before the summer and we have summarized it for you in below newsletter.*

## The composition of the Board for 2019-2020

Chairman: Stefan Perkhofer  
Vice Chairman: Berndt Cedergren  
Member: Camilla Mattsson  
Member: Niklas Birgerson  
Member: Jörgen Kvist  
HSB Member: Bo C Johanson  
Board alternate: Mats Hansson, Mira Holmgren, Lucas Wickström och Turan Ensari.

## Election committee 2019-2020

Chairman: Addie Jensen  
Karsten Farkas  
Lisbeth Selim

## Internal auditors

Mauro Torres  
Helena Rudander (Intern revisorssuppleant)

## Our financials

This summer, our association sold a rental apartment. This time it was a 2 bedroom + living room apartment that got new owners with occupancy on October 1st. After selling this apartment we still have 4 rental apartments left as well as two commercial premises which are all rented out.

The addition in our account will be used for repayments of loans and planned maintenance. At the beginning of 2019 we had 30 million in loans. In May this year we amortized 3.2 million. This does not only give all members a share in "kapitaltillskott" but also lower our interest rates for the association.

### So what is "kapitaltillskott" you might ask?

The association has decided to repay on the loans and which creates an increase of the "kapitaltillskott". The day you decide to sell your apartment and if you make a profit, you can get a tax deduction from your "kapitaltillskott". The calculation of how large your share is depends on the related share value of the apartment in the association.

If it sounds complicated, you do not need to keep track of all this yourself. We have arranged so Nordstaden AB will do this for you.

## Fees for your apartments

Our association has a very strong cash flow right now which means that the fee you pay for your apartment cover both our operation costs as well as the planned maintenance of the property. As a result to this, no change in the fee is planned.

On the other hand, we see that the fee for parking spaces does not cover the cost of

their operation and maintenances. Not long ago we renovated the garage for 1.9 million kr.

Due to this the board has decided to raise the fee with 100 kr/month from 1 January 2020. The new fee will be 350 kr/month for the parking deck as well as 600 kr/month for the garage. The good news of this is that our property still have one of the cheapest parking fees in Solna. Parking in "Solna kommun" from 1 October cost 400 kr/month. If you have a parking spot you will receive a letter from the board very soon.

## Burglary

This summer Vimpeln 20 and other associations at Klippgatan has had burglary in common areas.



Luckily they failed to get into our storerooms and laundry rooms. But, we did get some damage on doors and the thieves took two entrance mats to the value of 4000 kr.

This is the second time we had burglary in our property and they are both reported to the police.

Please pay attention to people you don't recognize or who behave strangely. Do not let anybody in to the property that you don't feel comfortable with and please make sure the door close behind you.

## Our cleaning company Amadeus

Before the summer we changed our cleaning company. The new company Amadeus started out very well but then suddenly something happened and the cleaning stopped. The board has talked to the company and the problem with neglected cleaning should now be solved. And of course we will not pay for the weeks when Amadeus was absent. 😊

## Theft and sabotage



We have had repeated thefts of everything from brooms and other cleaning materials inside the laundry rooms as well as thefts of several door stops in the building.

We replaced the stolen items in the beginning of the summer but now they are gone again. Many of the items that was not stolen was instead damage and now out of use.

This cost our association a lot of money and this money is taken from the fee you members pay for your apartment. The board think this is a waste of our money that we know we could use better. Therefore, we ask you all, please take good care of the items placed in our common areas.

## Our association apartment

This apartment in our property has been seen as service to our members. Since this apartment cost the association more than we receive from renting it out to our members we have been discussing what to do with it for many years now. We have several options such as renovate it, rent it out to a company or just sell it.

The apartment is in big need for renovation such as bathroom, kitchen, sauna, ventilation, windows. The board has estimated the cost of renovation to be somewhere between 500 000 to 1 million kr.

This mandate period the board will come up with a recommendation of what to do with the apartment. It will be a tuff but very important decision for the association.

But for now: If you are hosting a party, get visitors or just want to use the sauna you can still book the apartment. It has a kitchen, one bedroom with two single beds and sofas. You can book it for as many nights as you like to the price of 300 kr/night or 1 500 kr/week.



You book it on the visionboards in the entrance, elevators or in the laundry room. And please don't forget to clean it when you are done with it!

## Elevator protection

Our elevators are still pretty new and we have to take care of them. If you are moving in or out or just need to transport furniture please use our big canvas. They will protect the walls in the elevators from scratches and other unnecessary damage.

You find the canvas in the box on the floor in the exercise room downstairs. You hang them on the hooks in the elevator and it will be easier if you are two when you do it.

## Flower pots as door stops

Are you one of those who use our flower pots as a door stop of the entrance doors?

This is not allowed since the pots are getting damaged. These pots was very expensive and we have to take good care of them. Please try to find other ways to keep the doors open if you need to. And if you do have to keep the doors open for a while, you have to turn of the automatic door opener. If you don't turn it off they will break down. The turn-of-switch is placed on top of the door on the inside.

## Old and broken bicycles

We have some abandoned and broken bikes both outside and inside the building. They are taking up space for other bicycles and make a very sad impression for everybody. If you know one of these bikes belongs to you, please throw it away or take care of it.

If these bikes are still there the 5 October board will take remove them.

## Cleaning day

Saturday October 5th is the day to mark in your calendar.



We will once again meet and hang out for a couple of hours to take care of our property and garden. Although you may not be so keen on gardening, it is a great opportunity to meet and get to know your lovely neighbors.

After all the work we will have a barbeque together in the garden!

## OVK- obligatorisk ventilations-kontroll

A few months ago a check was made on the ventilation in your apartment. The result of this was that we now have about 20 apartments where the ventilation was not approved. The reason to this is almost exclusively that the ventilator is either closed or that the ventilation is build out with cabinets or other. This is not allowed and each members own responsibility.

We have now started the work on getting these apartments approved as well. The members who have been affected has been separately informed by the board.

## Entrance ceilings and doors

We have a couple of ugly/damaged roofs above the doors on our property. These will be repaired or replaced in the fall. As you may already have noticed, some doors to the building has already received some love in shape of new and fresh layers of paint.

## Dogs

If you have a dog or are one of the lucky people who get to borrow somebody else's dog – please don't let the dog do "number two" in our garden. We have had a lot of complaints from members who found dog poop on the grass several of times. So if your dog by mistake make a poop in the garden, pick it up or just avoid the garden and go somewhere else with your dog.

## Household garbage system

Our household garbage system is now more than 50 years old and for sure, one of the most comfortable garbage systems in the world! You just have to take a few steps to throw it away. It's just fantastic, right?!



The picture above is taken from our garbage room for household garbage. As you can see there is some things here that absolutely do not belong here like cardboard, shoes, bags and a racket.

This system is very comfortable but are abused way too often by our members which create extra additional costs for our association.

Every week we have plenty of huge stops in the pipes which are directly caused of garbage that got stuck. This causes a strong stench in our shared spaces. At the moment the board members try to clean these up every week which is a disgusting job we don't get paid for but to hire a firm to do it will cost our association at least 1 500 kr every single time and we have 2-3 stops every week. That's why we do it.

We have informed our members this for years but without any success. People still throw pizza cartons/regular cartons, clothes,

plants with pots, building materials, frying pans and pots, electronics and food without plastic bags. The list is loooooong.

There is instructions placed on every floor in the house so it should be easy for everyone. But still we have members causing problems.

The system for garbage we have today is a luxury that we must cherish. But as it is today we will not be able to keep this system.

The board has now added a group with a mission to find a garbage system that will be easier and cheaper to handle. But it will surely not be as comfortable as the system we have today.

## Fire protection

A good and reliable fire protection is based on the joint responsibility of the board, members and our tenants. In order to ensure that all parts of our fire protection work, we carry out a systematic fire protection work.

A serious problem is that rubbish is now placed in corridors in the attic, in the basement and around the property. It is strictly forbidden!

## Balcony glazing

In August, an inspection of all balcony glazing was carried out in the house. About one-third have received some type of complaint and have been contacted separately by the Board about this.

## Electricity investigation

If you attended the meeting in may you probably remember that we discussed a motion that was submitted regarding charging poles for electric cars.

We told you all that the electricity system in our property was dimensioned in the 1960's according to the needs that existed back then. As parts of the system begin to approach the age of 50, we should now carefully review it. The Board has therefore begun work on a complete review of the entire electricity supply in the property. (Not inside the apartments).

Part of such a review will also be to investigate the needs and conditions for establishing charged places for electric cars.

At the annual meeting in May, a member told us that such an inquiry had already been carried out on behalf of the previous board. On closer inspection it turned out to be incorrect.

During the autumn, the Board will also investigate whether "corporate electricity" can be something for us. Very simply and succinctly, corporate electricity is about not having members not having their own electricity subscriptions, but instead getting all apartments electricity through the association's subscription.

The big advantage is lower expenses for the members because the fixed costs become lower when we share the association's subscriptions instead of everyone paying for their own subscription. This means a saving of a few thousand sek per year for each household.

The disadvantages are that the association must then invest in its own measurement system. This, of course, costs money and requires some maintenance. Another disadvantage is the member completely loses the opportunity to choose an electricity supplier.

But, before deciding on "common electricity", a proper investigation must be done.

## Vision boards

Our vision boards and the system behind this is getting old. At the annual meeting in May, we talked about the significant costs we have with the system.

We have some problems with the hardware that breaks down in the boards and needs to be replaced. Despite updates and knowledgeable people on the board, we have major problems with the system often crashing and requiring professional restarts. This means that it often takes far too long before we can update the simplest of information in the boards.

Much requires professional service and these are the costs that led to the board appointing an IT working group, which aims to propose different alternatives for the next step.

## Grinding of floors

In addition to marble being very fancy, it is also a porous and living material and needs maintenance to make it stay fancy and last a long time. The floor on the entrance floor is particularly subject to severe wear. It has been a few years since we did anything to our floors and we are now taking in quotes on what it would cost to grind / polish the floors.

## Smoking

On July 1, a new legislation was passed that prohibits smoking at public playgrounds and entrances. As a tenant-owner association, we are affected when all entrances, including premises, are affected by the ban. Through the new smoking ban, the association is obliged to inform all members and tenants about this.

## Our website

In order to be able to get information about our association, these can be read on a password-protected page on our website.

Look under the archive tab at vimpeln20.se  
The password for reading these documents is:

Lösenordet för att läsa dessa dokument är:

**Vimpeln1965**

## Do you want a digital newsletter?

On our website, under the heading contacts, you can sign up to receive information digitally in the future.

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**DO YOU WANT TO CONTACT THE BOARD?**

Use the mailbox at B-porten or:

[styrelse@vimpeln20.se](mailto:styrelse@vimpeln20.se)