

## Information from the board March 2023

### **Check your water cabinet**

The board would like all of our members to check their water cabinet themselves in order to be able to act quickly in the event of a leak, but also to be able to easily fix minor problems on their own to avoid and prevent water damage.

We have therefore created an instruction so that you can easily check that everything is in order. Faults (if any) can be reported to [styrelse@mittgladan.se](mailto:styrelse@mittgladan.se) - Please attach pictures of potential problems.

We will support or if you have any questions.

### **Information about recurring burglaries**

The board has bitterly noted the effects of the recurring break-ins and is continuously talking about how we can improve the security of our properties. Above all, we have talked about replacing the door to the side entrance on Warfvinges väg, where intruders regularly get in without much trouble. We are now awaiting an offer for a new door which also includes a new solution for break protection and a more powerful door closer.

The board always reports burglaries in the properties to the police and hands over material from the camera surveillance, but it is important that you also report your stolen possessions to the police.

As the properties are attractive to all kinds of criminals, we would like to remind you to always make sure that the entrance doors are closed properly behind you, that no door is left open and unattended and that no unauthorized person sneaks in after you in the entrances and in the garage.

Together we can help to prevent break-ins and burglaries.

### **Status – Project “Upper courtyard renovation project”**

The board has now ordered a new floor for the upper courtyard on level 1. The solution consists of a new type of insulation that has better thermal properties than the previous solution and most likely also better sound absorption, as well as a new floor of dark gray stone tiles.

For those who want to search online, the insulation is from Rockwool and the stone tiles are called "city stormix multisize". The board thinks it's very neat and stylish! We hope you agree.

At the same time, the board is also looking at how we can furnish the new courtyard when we are done with the floor but is awaiting further decisions as we must first get the new solution in place and handle all the costs related to the floor project with care.

The work will kick-off in mid-March and last for approximately 3-4 weeks. We will come back with more information when we have more details.

The board will also come back with plans for the opening party when the weather is more forgiving.

### **Reminder about the tenant-owner supplement / "bostadsrättstillägg"**

The board would like to remind you that the individual tenant-owner supplements are now included in the association's property insurance, and it is therefore OK to cancel the supplement if you still have it as an addition to your own home insurance.

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### **New charging points in the garage**

The garage has now been equipped with an additional 15 charging points. This means that we will now be able to offer all of you who are in the queue the opportunity to charge your electric cars.

### **Information about subsidy for the electricity (elstöd)**

Several of you have emailed the board and asked about the subsidy for electricity that will hopefully be paid out to associations in the near future and whether we plan to distribute this to each member individually or let the subsidy boost the association's joint finances. The board reasons as follows:

Since our current electricity reading system does not allow us to read the electricity of each resident per hour, according to the association's variable electricity agreement, the association must set a fixed price that is charged to all residents. As the electricity price fluctuated rapidly for a while and the board was not as quick to adjust the corresponding fixed hourly price, the association has incurred a greater cost to the electricity company than what was billed to residents. The fixed charge has therefore been (on average) below the cost of the variable electricity price for a long time, as the board did not want to overcharge all residents to compensate for the difference.

With this as a background, there is therefore a hole to fill in the association's finances. The association is also facing tough financial challenges with the current interest rate situation and we want to be able to continue to maintain a stable fund to pay off the loans. With the continued financial challenges and the undercharging of the electricity as a background, the board therefore does not intend to pay out the electricity subsidy to the members individually. We hope you understand.

Today's solution, where the board adjusts the electricity price, is of course not optimal and we are looking into changing this as soon as possible.

### **Cleaning of stroller rooms - Mark your strollers before March 20<sup>th</sup>**

Now it is once again time for a proper cleaning of our stroller rooms as we see that these spaces are partly used as storage and that some broken prams have been stationed here for a longer period of time together with other things that do not belong in the stroller rooms. Therefore, we ask you to label your prams before March 20<sup>th</sup> using the labels that will be inside the pram rooms. After this date, the board will move away the items that are not marked. If you are missing anything after March 20<sup>th</sup>, you can email the board at [styrelse@mittgladan.se](mailto:styrelse@mittgladan.se)

In the long run, however, we will scrap the items that no one seems to be missing for a longer period of time.

We hope this will create more space for those of you who regularly use and store your strollers here.

### **Do not store items in the garage and in the corridors**

On the topic of storage, we would also like to remind you that the garage may not be used for anything other than parking vehicles and bicycles in each respective designated area. The garage may not be used as a storage area and we therefore ask you not to use the parking spaces for that purpose.

The same applies to the corridors outside the apartments. The corridors are also a fire route and strollers and other items can serve as an obstacle for you and your neighbors during an evacuation. The corridors must therefore be completely free of any items. We also appreciate if you want to help keep our freshly washed carpets clean by not placing or hanging dirty things to dry outside your apartments.

### **Error reporting condensation**

Since we are still pursuing the case of condensation on the windows against Einar Mattsson, here is a final reminder to report condensation between the windows to the board. It is important for us to understand the extent of the problem after the ventilation measures so that we can close this matter in the near future. Note that this does not apply to condensation on the outside of the window, but only condensation on the inside of the window panes.

### **Issues with getting hot water in the tap - Report this to the board**

The board has received reports that several residents experience problems with getting hot water in the taps, especially in the morning. After some discussions with a technician, we have come to the conclusion that the problem can have one of two possible causes:

1. That we have problems with a common trunk line in the building. In that case, there will be a connection between which apartments experience this problem since a common trunk line supplies a limited number of apartments right above each other.

However, the most likely cause is:

2. That there is a problem with one or more water mixers inside the apartments. Unfortunately, our mixers from Tapwell do not have a very long life time and are therefore getting worn out about now.

However, the board would like you to report faults to us from now on if it takes more than 60 seconds to get hot water in the faucet so that we can see if there are connections that would indicate problems in a trunk line. Such a measure is, of course, paid for by the association.

If, on the other hand, you wish to get help with your mixer, you can report this fault to Fastighetsägarna or seek help elsewhere. However, not at the expense of the association (unfortunately).

We cannot say with absolute certainty how you can troubleshoot your mixers, but we promise to notify everyone concerned if we notice a connection in the error reports, which would indicate issues with a trunk line. However, as mentioned above, this is not the most likely cause. Therefore, do not wait too long for feedback from us as we may never be able to draw this conclusion.

### **Tip! Repair cracks and small holes in the floor on your own**

The board has found out how to fix small holes and cracks in our lacquered wooden floors on your own and would like to recommend this kit from our flooring supplier Kährs:

<https://www.byggmax.se/reparationskit-kahrs>

More detailed information about our floors can be found on the association's website under the "Documents" tab

Best regards, The Board  
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