



BOSTADSRÄTTSFÖRENINGEN

SPEGELN

INFO LEAFLET

NO. 1/ 2024 www.hsb.se/stockholm/spegeln



DO NOT FEED THE BIRDS!

لا تطعم الطيور!

不要喂鸟!

Bird problem

During the Spring, we have made efforts to prevent seagulls, crows, and jackdaws from building nests on rooftops. It is still too early to determine the effectiveness of these efforts. Unfortunately, someone is feeding the birds, which counteracts our efforts.

It is not allowed to feed birds on patios or balconies.

Outdoor areas

During the summer, it's wonderful to socialize on our lawns outside the outdoor areas, and this is of course encouraged. However, make sure to remove everything when the day is over so that our gardeners can mow the grass without any obstacles. You are not allowed to store anything outside the tiles or wooden deck of

your outdoor area, i.e., 2.1 meters out from the the house wall. Please note that you must also always apply for the board's permission if you want to make changes to your outdoor area.

Annual General Meeting

The association's annual general meeting was held on May 28th with 28 voting members present. After the meeting, the board consists of the following members: Ulf Hassgård, Roland Edström, Carina Westerlund, Erik Roos, Per Stjernberg Östlin, Karoline Nordefors, and Jeanette Eklund. At the meeting, new statutes were adopted, and the board provided information on current issues concerning the association and its members.

National Day Celebration

On National Day, around 30 adults and children, along with a few dogs, gathered to celebrate. The board had set up tables, benches, coffee, cider, and a really delicious strawberry cake. Just as everyone had gathered, dark clouds rolled in and dropped a few raindrops, but a few minutes later, right on cue as our chairman proposed a fourfold cheer for Sweden, the sun shone down on us again. After singing the national anthem, we socialized around the tables in the company of good neighbors. A wonderful Spegeln tradition!

Garage and parking

If you wish to have a parking space or



garage, please join the queue by contacting a board member via email. Unfortunately, some of those renting garages are careless about locking the doors. This not only puts their own car at risk of break-ins but also the cars of their neighbors. The person who left the door unlocked may be liable for damages to the insurance company. Therefore, always lock the garage door.

Replacement of Electric Boiler

Our old electric boiler has many years behind it. It has actually been around since the association was built in 1989, but now it's time for it to be replaced. During the renovation, the heating will be turned off, but hopefully this will not be noticeable as it is warm outside this time of year. The hot water will not be affected.

Summer and vacation times

Now the summer is approaching with togetherness and holidays around the corner. Board members may also be free from their regular job. This means that it can sometime be difficult to

reach the board during the holiday period (from July to August). Be out in good time if you want a parking permit for friends and acquaintances who are expected to visit you, let them know the time period and the car's registration number. Apply to the board primarily by email. For urgent matters, contact our property management service.

Holiday tips

Consider turning off incoming water to dishwashers and washing machines if you are traveling away this summer. In this way, the risk of possible leakage and flooding is reduced while you are away. Also tell the neighbor that you are away so they can help keep an eye on the apartment and take in mail and any advertising.

Show consideration

For the aforementioned reason, we would like to remind you that after 10 p.m. we take special consideration of our neighbors. Keep in mind that music and talking on the patio can be disturbing, especially when the balcony doors and windows are open during the summer months.

The board has received a number of complaints about loose dogs in the area. Those of you who have dogs must always keep them on a lead, mainly out of consideration for those who are afraid of dogs or are allergic and do not want the dog to rush towards them. According to the law as well as municipal

regulations and the association's code of conduct, **dogs must always be on a leash, there are no exceptions.**

According to current fire regulations and the association's code of conduct, coal- or gas-fired grills may not be used on balconies. However, electric grills are permitted. Keep in mind that many people are allergic and cannot stand the smoke and ooze from the grills. Therefore, make sure that it does not get into your neighbor's house.

When grilling on ground level, you may use a charcoal or gas grill if it is placed at least four meters from the house wall and you must pay attention to how the wind blows. We must also remind you that you do **NOT** put used charcoal in our waste bins until it is absolutely certain that there are no longer any embers left. Barbecue charcoal can retain heat and glow for up to three days! Disposable grill must be soaked in water before throwing it away! We have had a fire in the garbage room because of this.

When there is a fire ban, you must be extra careful. Make sure to have fire extinguishers close at hand and never leave the grill unattended.

New member, welcome!

David Teppans

apartment 50, access 2024-04-09

Peter Niemälä,

apartment 49, access 2024-06-18

CONTACT DETAILS

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BOARD

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Vice Chairman

Roland Edström

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Secretary

Erik Roos

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Members

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Nils Henström (utsedd av HSB)

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E-mail: nils.henstrom@brfspegeln.se

AUDITORS

Ordinary

Maria Hansson

ELECTION COMMITTEE

Chairman

Eva M Persson

Members

Jenny Fornander

Maria Stjernberg Östlin

OTHER

ADMINISTRATION

HSB Servicecenter

Monday – Friday, kl 09.30 – 12.00

Ph: 010-442 11 00

E-mail: servicecenter.stockholm@hsb.se

PROPERTY MANAGEMENT

Storholmen Förvaltning AB, 08-520 252 00

Property manager: Niclas Frölin.

REMEDY REPORT

Remedy report: 08-520 252 00

E-mail: felanmalan@storholmen.se

Then in the event of a disaster,

call: 08-657 77 22

- Cost per call: SEK 3 000!

Remedy report sewer

Avloppsteknik AB Ph: 08-799 98 00

Non business hours 16.00 Ph: 08-28 04 00

Remedy report laundry rooms

Entema: 08-449 44 30 alt:

www.entema.se/service/felanmalan/

Remedy report ventilation and kitchen extractor fans

Svensk Ventilationsservice Phone

business hours. Ph: 08-446 805 78