



BOSTADSRÄTTSFÖRENINGEN

SPEGELN

INFO LEAFLET

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A LOVELY TRADITION WE HAVE HAD FOR MANY YEARS IN SPEGELN!



Oktoberfest

On September 21, the association held our annual Oktoberfest with around 40 participants.

To the sounds of classic Oktoberfest music, goulash soup, pretzels, and bread were served, accompanied by traditional beverages. Per Östlin Stjernberg hosted the quiz, where the first prize went to our most dedicated boule players.

New lighting in the staircases

Due to an EU regulation banning fluorescent tubes and lamps containing mercury, it has become increasingly difficult to source such lighting for our fixtures in the association. Last spring, we replaced the outdoor lighting, and now it's time for the final stage—our stairwells. The new LED lighting is sensor-controlled, meaning it only turns on when someone moves on each floor or in the stairwell. This will help us save a significant amount of energy moving forward. The design is also more modern, which we hope will be appreciated by everyone.

Electricity prices

Electricity prices fluctuate, but the largest portion of what we pay consists of various taxes and fees. The board has now successfully negotiated a lower electricity rate starting from October 1st, which means we will reduce the price that you, as a tenant-owner, pay to 2.25 SEK per kWh.

Autumn is on its way – exercise the thermostats!

As autumn approaches, the days get shorter, and the temperature drops. To ensure that the radiators are working properly, we recommend that you “exercise” the thermostats on all the radiators in your apartment. This helps prevent them from getting stuck in an extreme position, either fully off or fully on. If you notice that any radiator is cold, you should file a maintenance request

with our property manager, preferably through the link on the association's website.

Requirements for Smoke Alarms

As we move into the darker season with more candles being lit, it's time for everyone to check their smoke alarms. If the battery is running low, replace it! If your smoke alarm is 10 years old or more, it should be replaced! The requirement for smoke alarms in existing homes is based on Section 41 of the Swedish Rescue Services Act (1986:1102). This section is clarified in a decision from the Swedish Rescue Services Agency on November 2, 2002, in general advice and comments regarding smoke alarms (Swedish Rescue Services Agency Notification 2001:1). According to this decision, every home must be equipped with at least one permanently installed and functional smoke alarm to provide early warning in case of fire. It is everyone's responsibility to ensure their smoke alarm works; it's a cheap life insurance policy..

How to Sort Waste Correctly

In the regular waste rooms, packaging (only packaging, not items like frying pans) is sorted by the material they are made of. Remember to flatten the packaging to save space. Currently, glass (colored and clear), metal, plastic, newspapers, and paper packaging are sorted for recycling. In addition, food waste is



sorted separately (contact the board if you need equipment to start sorting food waste). The remaining household waste is placed in the containers for household garbage. Misplaced waste unfortunately costs the association extra to handle. In the bulk waste rooms, place anything that fits in the containers; nothing should be left on the floor. There are also containers for small batteries and lamps, and a bin for electronic waste. Any items that do not fit in the bin must be disposed of by you. Absolutely no construction waste (plasterboards, sinks, bathtubs, porcelain, etc.) or large appliances (dishwashers, refrigerators, stoves, etc.) are allowed in the bulk waste rooms.

Traffic Within Brf Spegeln

There is a parking ban and walking speed limit within the association's area. This means you are only allowed to stop to load or unload. According to a ruling by the Supreme Court, the acceptable time frame for this is 6

minutes. Also, make sure to park your vehicle in a way that doesn't block other vehicles or emergency vehicles, which must always have access. Parking surveillance has been intensified to penalize those who park in violation of these rules. The walking speed is a maximum of 8 km/h.

Garage Doors

If you notice any issues with your garage door, you must report it to maintenance immediately. This could include a sticking lock, or doors that are difficult to open or close.

Don't forget to always lock your garage door! If a break-in occurs in your or someone else's car in a garage you left unlocked, you may be considered responsible. If you find an unlocked garage door, report it to the board immediately. As we approach tire-changing season for winter, we also advise against storing tires in the garages. Please avoid slamming the doors—close them gently to avoid unnecessary repair costs. Take the opportunity to oil the lock before the frost sets in. Use proper lock oil, not WD-40 or similar products.

New Members

We welcome:

Jonathan Ginzburg, apartment 173.
Access 2024-07-26

Bo och Lisa Ländin, apartment 78.
Access 2024-08-01

CONTACT DETAILS

Brevledes: Brf Spegeln Gribbylundsvägen 46 187 65 Täby
e-post: info@brfspegeln.se

BOARD

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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