



WHY ARE WE RUNNING OUT OF HOT WATER?

SINCE FEBRUARY 9th, we have experienced a significant drain on the hot water system every evening between 7:30 PM and 11:00 PM. The company managing the boiler room has investigated the facility and found no reasonable explanation for this, nor any technical faults in the system. However, they continue to investigate possible causes for the occurrence. In the meantime, they have added extra capacity to

ensure the temperature of the hot water system. The heating of the apartments is not affected by this. We would like to remind you that hot water consumption represents a significant cost for our association. The water tariff has increased by 24% compared to last year. Therefore, please avoid filling the bathtub and opt for a quick shower instead. Taking a 10-minute shower consumes approximately 200 liters of water.

If you reduce your shower time to 5 minutes or less, only 50-100 liters of water will be used. Consider changing the shower head to a water-saving one to further conserve water.

Motions to the BRF-meeting

Motions for the association meeting should be submitted to the board no later than March 31st. There are no formal requirements for a motion, but please feel free to use this template:

1. *Headline*
2. *Brief summary*
3. *Proposed solution – Craft a clear proposal so that the meeting can respond to the motion with YES or NO.*
4. *Your name, address, and date.*



Electricity bill

Some residents in the association have received unusually high electricity bills for the month of December. The reason for this is that the data collection unit connected to the electricity meters is malfunctioning and needs to be replaced, which will happen in the near future. Historical consumption data has been used as the basis for billing, i.e.,

the consumption in each apartment at the same time in previous years. When the new data collection unit is in place, the correct data will be transferred from the electricity meters to our contractor, and any incorrect billing will be rectified in connection with the next issuance of the monthly fee invoices. Starting from April 1st, we are reducing the electricity price billing from 2.75 kronor per kWh to 2.50 kronor per kWh.

Laundry room

With the renovation of the laundry room in courtyard 5, Palmstruchs väg 53, now completed, all laundry rooms are ready. We would like to remind you that you must always clean up after yourself before your laundry session is over. If we all pitch in to take care of our common property, we can keep cleaning costs down. Additionally, we will have increased enjoyment in the association.

Our Outdoor Environment

We have been renovating our plantings for several years, but the current economic situation has led us to reduce all expenses, which also affects the development of our outdoor environment. This means that planned measures must be postponed to the future. It is important that we all help out and ensure that our plantings are not unnecessarily damaged. We kindly ask those of you who have dogs not to walk them in our flower beds

and plantings as the plants are damaged by dog urine. Absolutely do not walk in the flower beds yourselves, as this damages the root systems of the plants. The association has invested a considerable amount of money in our outdoor environment over the years, so we ask everyone to pitch in and take care of it.

Sweeping of sand

We have had an unusually snowy winter with alternating weather conditions, resulting in a large amount of gravel being used to reduce the risk of slippery surfaces. The collection of gravel will be carried out in two stages this spring and should be completed by early May.



Garage and parking

We currently have no waiting list for garage and parking spaces. In fact, there are a few available spaces for rent. If someone currently has a space, there is the opportunity to rent an additional one. We would like to remind everyone that charging electric vehicles is only permitted from the charging stations

provided by the association. Outlets in the garage and at parking spaces should not be used for charging as the electrical network is not designed for this purpose.

Gates and Barriers

At the entrances to the courtyards from Spegelbacken, Gribblylundsvägen, and Palmstruchs väg, there are locked barriers or gates. These are in place to reduce traffic within the courtyards and thus decrease the risk of accidents, as we have many children playing in the courtyards. For deliveries to the apartments, you are encouraged to use the entrance from Gribblylund's center in front of building 60. In special circumstances, entrance through a barrier may be necessary; the person unlocking a barrier or gate is also responsible for immediately locking it again after passage. Some barriers may be broken or out of order, resulting in increased traffic; this will be addressed when there is funding available. The cost of a barrier with installation is around 40,000 SEK.

New member, welcome!

Gunilla Fallqvist

apartment 27, access 2024-01-15



CONTACT DETAILS

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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 2,250!

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