



BOSTADS RÄTTSFÖRENINGEN

SPEGELN
26 EGETA

INFO LEAFLET

NO. 1/ 2025 www.hsb.se/stockholm/spegeln



CLOGGED DRAIN?

Is the water draining slowly?

Do **NOT** use drain cleaners, as they damage the pipes and are now illegal to use.

Instead, disassemble the water trap and clean it—it's usually where the blockage occurs. If you need assistance with a clogged drain, contact our contractor **Avloppsteknik**.

Street Sweeping from sand

This winter has brought highly variable weather, leading to the use of large amounts of gravel to prevent slipping. The gravel collection will take place in two rounds this spring and should be completed by early May. Take the opportunity to clean the filters in your fresh air vents after the sweeping is finished.

Our Hot Water Update

As most of you have noticed, we have been experiencing issues with low hot water temperatures for some time. After thorough investigations, replacing a heat pump, and installing temperature regulation valves in all buildings with incoming water, the system is now stable. During the work, a faucet was found leaking cold water into the hot water system. We'd like to remind everyone that the association only allows faucets from Swedish manufacturers, such as FM Mattson, Mora, etc. You may find cheaper faucets online, but many of these are of poor quality.

Motions - Annual Meeting

Motions for the association's annual meeting must be submitted to the board no later than **March 31**. Please use the following template when submitting a motion:

1. **Headline**– Motion regarding XYZ at Brf Spegelns annual meeting.
2. **Brief Summary** – Describe the problem, idea, or area for improvement your motion addresses.
3. **Proposed Solution** – Clearly formulate a proposal that the meeting can respond to with YES or NO.
4. **Your name, address, and date.**

Our Outdoor Environment

It is important that we all do our part to protect our planted areas. We kindly ask pet owners not to let their dogs



relieve themselves in the flower beds and planted areas, as dog urine damages the plants. Please also avoid walking in the flower beds, as this harms the root systems. Over the years, the association has invested significantly in improving our outdoor environment, and we ask everyone to help take care of it. Of course, all pet owners must clean up after their animals, whether on lawns, walkways, or in planted areas.

Garage and Parking

We'd like to remind everyone that electric cars may only be charged at the designated charging stations in the parking area at Spegelbacken. The sockets in the garages and at parking spaces must not be used for charging, as the electrical system is not designed for it. Using these outlets poses a serious risk of electrical fires.

Always remember to lock the garage door. If a neighbor's car is broken

into because the door was left unlocked, you may be held responsible. And you will be responsible for all costs yourself. Also, remember that garages must not be used as storage spaces or workshops. Make sure not to slam the garage door shut; instead, close it gently to help prevent unnecessary repair costs.

Gates and Barriers

At the entrances to the courtyards from Spegelbacken, Gribbbylundsvägen, and Palmstruchs väg, there are locked barriers or gates. These are in place to reduce traffic inside the courtyards, minimizing the risk of accidents, especially as many children play in these areas. For transporting items to your apartment, please use the entrance from Gribbbylunds centrum in front of building 60 or from Robsahms väg. In special cases, access via a barrier may be granted. The person opening a barrier or gate is responsible for closing it immediately after passing through. If you see an open barrier, please close it.

Waste Recycling

The association is now charged a fee for incorrectly sorted waste. Each time this happens, it costs 820 SEK, which is an expense shared by all members. Please be diligent when sorting your waste. If you are unsure, place the waste in the residual waste bins. If you notice incorrectly sorted waste, feel free to help by moving it to the correct bin.

New Contractors in Our Area

The board continuously works to keep costs down, which includes reviewing and renegotiating contracts. During the winter, we have procured new cleaning and landscaping services.

From January 1, EkoStäd i Sverige AB is responsible for cleaning services.

From May 1, JR Förvaltnings AB Mark & Fastighetsskötsel will take over landscaping and property maintenance.

New Members

Welcome!

Marika Källsen, apartment 19.

Move-in date: 2025-04-01

Anna Lind, apartment 121.

Move-in date: 2025-05-21



CONTACT DETAILS

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

BOARD

Chairman

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Vice Chairman

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Secretary

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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