

MEDLEM I HSB



HSB – där möjligheterna bor

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Jarlager, Nacka

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ARE YOU NEWLY MOVED IN?

If you are new to brf Fjäders, we offer the opportunity for a short informal meeting, where you can get a guided tour of how our common areas and booking system work, which information channels we use, etc. And of course, you get the opportunity to ask questions you have about your accommodation yourself.

Email styrelsen@brf-fjadern.se and we will arrange it.

NEW BOARD IN BRF FJÄDERN

On May 5th, we had the annual general meeting in Brf Fjäders, and we would like to take this opportunity to thank you for your commitment and participation, which was higher in number than in many years! The new recruitment includes Thomas Lenell, who has several years of experience in property management, which is really a great asset for us. We also welcome Sam Schillström, who is also technically knowledgeable in certain areas, as well as an entrepreneur. Contact lists are updated in all places.

UPGRADING THE HEATING SYSTEM

After several years of challenges in delivering even heat to residents in our association, we have now initiated a project for improvements. This involves

visits to all apartments. The first visits are in weeks 26 and 27 for the townhouses/lower houses that have main valves in the basement and some storage rooms. Later, from week 33 and during the autumn, all apartments will be affected. The radiator coupling and controls on all elements will be replaced, and at the same time sensors will be installed to be able to both read the temperature and control it at a central level. The existing controls have not worked in some cases, but have delivered either high heat all the time, or too low a temperature for the resident.

Since this system will be able to be regulated centrally in the future, it is estimated that a period of calibration and adjustment will be needed, hence some visits during the autumn/winter as well.

Keep your eyes open for information about dates etc., so that we can handle keys and codes for these visits.

NEW PARKING COMPANY – AVARN SECURITY

Since 1 January 2025, Jarlabergs samfällighet has an agreement with Avarn Security regarding parking. If you notice that someone has parked in a way that does not follow the rules, for example, parked a vehicle that blocks emergency vehicles inside the yard or next to barriers or turning areas, you can contact them on tel. 08-55655820.

UPCOMING WORK WITH LIGHTING REPLACEMENT IN THE GARAGE

On behalf of Jarlabergs Samfällighet, El & Ljusdesign AB will replace the lighting in the garages from June to September, starting with Diligensgaraget. Some cars will need to be moved while the work is underway, and these will be informed separately. Please note that some parts of the garage may be temporarily dark during the work, which may make it more difficult to see properly. Please adjust your speed and be extra careful of any obstacles or other vehicles. Thank you for your understanding and cooperation in making the garage a safer place for everyone!

NEW PLAYGROUNDS ON OUR COMMON AREA

As we informed you at the meeting, the board has initiated a procurement process for a supplier to renovate our playgrounds on both common areas. What is affected are the sandboxes located within a pergola. The swings will remain as they are today. The reason for the renovation of the playgrounds is that they no longer meet the safety requirements for playgrounds in public environments. Both linked to the distance between playground equipment and other surfaces. We also want to get rid of the large sand areas as these become toilets for the area's cats and it is not pleasant for the children who play there. The sand will be replaced with cast rubber in the same way as by the swings. To minimize costs, we will make the changes within the existing area (pergola) and then there will be room for two playgrounds per yard to meet the safety requirements.

Yard 3 also has a so-called "talking tube" today which will remain.

We will call for a comprehensive solution with renovation and inspection of the play areas to ensure they meet all safety requirements.

NEW MAIL DELIVERY SOLUTION IN AUTUMN

When PostNord announced that they do not wish to deliver mail under the current conditions in the near future, we have had to look for alternative solutions that are both practical and do not represent an unreasonable cost to the association. According to the decision made at the meeting, the board would investigate one of the alternatives that was presented, which would involve a single collection point for mailboxes for all residents, while we would continue to actively oppose the change. They have now agreed to a better alternative, to collect all mailboxes for residents in each gate, and for the townhouses and the corner gate with guest apartments, the boxes will be placed in the courtyard house.

JAM IN THE GARBAGE SYSTEM

A short time ago, a garbage jam occurred in the common garbage facility that we share within the entire community. We do not know exactly what caused the jam this time, but the bill was 60 thousand SEK.

We have also previously reminded you, and it is also stated on the website, how important it is that nothing other than household garbage is allowed to be thrown there, in a well-sealed plastic bag, the size of which can easily fit in the garbage disposal. For example, cardboard boxes can fit when thrown in folded, but these can easily unfold and cause jams along the way. If during troubleshooting of the jam it is possible to connect the cause to an individual resident or household, they will be charged. So, let's join forces with this to keep this type of cost down for the good of everyone.

INCREASED FEE FOR GUEST APARTMENTS

In accordance with what was discussed at the annual meeting regarding common areas and revenue, the proposal was to increase the long-standing extremely low fees for this type of service. The decision has therefore been made to increase the fee to 350 SEK / night from 2025-08-01, which is still much lower than a hotel night or equivalent.

CONSTRUCTION START AND BUS TRAFFIC IN JARLABERG

On May 21, the Environmental and Urban Planning Committee granted Einar Mattsson's building permit application for new housing in Jarlaberg, and preparatory groundwork began on May 26. Einar Mattsson purchased the land from Alm Equity, and the board of Brf Fjädern has actively participated in the process of monitoring the interests of the residents in the area, by, for example, attending meetings with the developer, and conducting dialogue with Nacka Municipality to be able to further influence decisions for the benefit of the residents, if possible. The application that has now been granted is within the framework of the detailed plan that was established a long time ago.

Nacka Municipality announces that the buses will continue to operate in Jarlaberg as usual on weekends, while some trips will stop and start from

Nacka Strand on weekdays from June 20, when the summer timetable starts. Read more on Nacka Municipality's website by following the link: <https://www.nacka.se/stadsutveckling-trafik/nyheter-om-stadsutveckling-och-trafik/2025/05/byggstart-och-busstrafik-i-jarlaberg/>

CONTACT DETAILS ON MY HSB

Sometimes things happen that mean we need to get in touch with you who live in the association. In the future, we could also use email and/or text messages to inform you about urgent matters, such as a breakdown in the garbage collector or similar. At the moment, some people have entered their email addresses and phone numbers, but far from everyone. We would appreciate it if everyone could consider logging in there and making this update.

You do this by logging in with BankID on HSB.se and then selecting My pages / My profile / My details / Contact details.

Sincerely,

Members of the board of Brf Fjädern, Jarlaberg