

# Information to members in the Housing Cooperative BoKlok Ängsbacken

Living in a housing cooperative differs in some ways from living in a rental property. The members of the association are jointly responsible for the association's land surfaces and spaces, while you yourself are responsible for the care and maintenance of your own apartment. The members' common interests are taken care of by the board, which is elected by the members at the general meeting. In connection with the general meeting, it is reported how the board managed the trust of the members. You then have the right to vote and the opportunity to come up with motions (suggestions) for changes.

***Below is information on things that may be useful to know.***

## **Subletting**

The board primarily wants the members to live in their own apartments, but sometimes for a period it may be necessary to sublet the apartment. The board's approval is needed to sublet. Permission to sublease can be granted for one year at a time and only if there are acceptable reasons for it. The bylaws allow the board to charge a fee that is charged to you if you sublet. If you want to sublet your apartment, contact the board to get a form. The board recommends that you draw up a written contract between you and the person subletting. You are responsible for paying the monthly fee on time and for maintaining the apartment.

## **Balcony protection and awnings**

If you want to buy awnings or balcony protection, the board recommends that you turn to Perkis AB in Huddinge [www.perkis.se](http://www.perkis.se), which have previously supplied such products to the association's members. In order to keep the color uniform, the board has previously decided that only the color choice Sandatex no. 97 may be used.

## **Drilling in outer and inner walls**

You may drill into the wooden planks on the facades, but you may not drill through the wood (12 mm), as moisture can then enter the building. When you drill in the interior walls facing the facades, you must not drill through the plasterboard (12 mm) so that the moisture barrier/plastic film behind the plasterboard is damaged. If this still happens, you need to fill the hole with silicone. If you are unsure, please ask the board for advice.

## **Renovation**

Following a new law that came in January 2023, you must apply for permission from the board to renovate your apartment. Present a plan for what you want to do via an email. The board has the right to refuse if the renovation constitutes tangible damage or inconvenience to the association. Minor renovations such as repainting a wall do not require a permit, but check with the board if you are unsure. If you break the association's rules, it can lead to the member needing to restore the apartment to its original condition and reimburse the association for the additional costs this has caused.

## **Fire protection**

The board recommends that you test your fire alarms every month and if needed change the batteries. There should also be fire extinguishers and fire blankets readily available in the apartment. Powder extinguishers must, according to the recommendation of the Fire Protection Authority, be changed every 6 months.

## **Broadband**

The association has a broadband connection agreement with Comhem. The cost of this is included in the monthly fee for the apartment. If you want to increase the speed of your broadband connection, you can contact Comhem to sign an individual supplementary agreement.

## **Housing rights supplement**

You yourself are responsible for all damages and incidents in your own apartment, e.g. if there is a water leak in the bathroom and it affects other apartments. You usually therefore take out a special apartment supplement to your home insurance. To avoid possible problems in connection with injuries, the association has chosen to take out such additional insurance for all members via TryggHansa. This means that you do NOT need to take out your own additional insurance, there is already one in the association's insurance cover. On the other hand, it is of course strongly recommended that you take out your own home insurance to have basic protection in the event of an accident.

## **Electricity**

You are responsible for the cost of electricity in the apartment and the choice of electricity company. If you do not choose an electricity company, an automatic electricity contract with Vattenfall is entered into, until you have made an active choice.

## **Heating**

Due to fire risk, it is forbidden to set fire on the association's land, the prohibition also covers e.g. marshalls.

## **Party**

It's nice to throw a party for friends and acquaintances, but it's important to show consideration for your neighbors at the same time. Inform your neighbors about the party and respect any calls to lower the noise level. It is always the person causing the high noise level that needs to adapt.

## **Association meeting**

The association meeting is held every spring and you will receive a summons to it in good time. The meeting is an opportunity for you to gain insight into the board's work and be involved in the decisions the meeting makes. All members have the opportunity to influence the association's activities by submitting motions to the general meeting. All members are entitled to vote, but each apartment has only one vote.

## **Board work**

The management of the association depends on there being an active board with members and deputies. A fee determined by the meeting is paid to the board members who perform this in addition to their regular work. The board members are elected for two years at a time, with a possible extension of one year. The nomination committee makes proposals for a new board before the general meeting. There is a need for different skills in the board, as well as members of different ages and backgrounds. Perhaps you would like to contribute to the work needed for the association to function? You are welcome to register your interest in participating in the board's work to the election committee.

## **Wasps**

In case of major problems with wasps, you can contact NoMor [www.nomor.se](http://www.nomor.se) for remediation. State that the association has an insurance agreement with TryggHansa to receive free cleaning.

## **Grilling**

The board has, after taking note of the Fire Safety Authority's regulations, decided to prohibit the use of charcoal grills on balconies and in the vicinity of the association's wooden buildings. The board recommends that you use the prepared barbecue area in Visättra nature park instead.

On the other hand, it is fine to use gas grills on the balconies, provided that fire extinguishers and fire blankets are kept easily accessible. It is important that you ensure that the hose between the gas tube and the grill is replaced approximately once a year.

## **Yard cleaning**

The association organizes joint cleaning of the association's outdoor environments every autumn and spring. The more members that participate, the more opportunities the

association has to keep costs down and avoid fee increases. Cleaning the yard is also usually an excellent opportunity to get to know new and old neighbors.

### **Access to the yards by motor vehicle**

It is not permitted to drive into the yards between the houses, with motor vehicles - as the surface is not adapted for it and subsidence may occur in the ground. But please note that it is very important that there is always a way into the yards that is not blocked by cars, snow etc for life saving vehicles.

### **Information from the board**

The board informs regularly via a member letter, which is distributed in members' mailboxes. Information is also posted on the information board at the environmental house. The association also has a Facebook group, brf Ängsbackens grannforum, where members can share information with or seek contact with other members. The board also uses the Facebook group to inform about urgent matters. All information that is of greater importance will also be conveyed in writing via post in members' mailboxes and via the information board at the environmental house.

### **Obligation to read information**

You are obliged to keep yourself up-to-date via the information that the board conveys via member letters and other information that is distributed in mailboxes as well as via grants on the information board at the environmental house. All important information is also published on the website [boklokangsbacken.bostadsratterna.se](http://boklokangsbacken.bostadsratterna.se).

### **Contact with the board**

If you want to ask something or have comments, please contact the board via email: [brf.boklokangsbacken@gmail.com](mailto:brf.boklokangsbacken@gmail.com). We will get back to you as soon as we can. Our ambition is for you to have an answer within a week.

### **Oiling of doors**

You yourself are responsible for cleaning and oiling the apartments' front doors (inside and outside) every year. The association informs when it is time and then distributes funds for oiling.

### **Metal gutters under balconies and terraces**

Under the balconies of the ground floor apartments there are gutters for the drainage of rainfall. In order for these not to become clogged, they need to be regularly cleaned. The responsibility for that lies with the members who have apartments on the ground floor, but the board urges all members to help each other.

### **Environmental house**

Containers for household rubbish, compost (household waste) and battery collection can be found in the association's environmental house. There are also paper bags intended for household compost to collect.

### **Keys**

All apartment keys are copy protected. If you need to have duplicates made, contact the board via email.

### **Parking spaces**

Your apartment comes with a parking space, it is included in the fee. If you do not use the parking space, you can rent it out to another member at cost price, but upon sale, the right of use reverts to the member who owns the apartment. The board manages the distribution of parking permits, which are renewed once a year. The parking permit must always be visible in the car when it is parked, in order to not risk a fine.

### **Ping-pong table**

You may not set up ping-pong tables and other leisure items permanently on the association's premises. Partly to avoid our common areas looking cluttered, partly to prevent disturbances. On the other hand, it is fine to put ping pong tables and the like in front of you if you put them away immediately after use. All such leisure items must be collected by 22.00.

### **Snow removal**

Driveway and parking are included in the association's snow removal agreement, but responsibility for snow removal on yards and balconies is your own responsibility. The members of each house are responsible for the snow removal of the respective yard. The members who live on the upper level are asked not to throw snow on the footpaths below, as this means that those who live on the lower level have twice as much snow to shovel away.

The houses have a shared responsibility for shovelling the courtyards and corridors. Those of you who live upstairs are not allowed to throw snow down so that those who live on the ground floor have to shovel it away. Houses 12,14 and 16 share responsibility for the gravel road up towards the road.

It is important that the whole house helps with the shovelling!

Also remember to shovel wide enough that even life saving vehicles such as ambulances can enter the yards. It is very important that there is always a way into the yards that is not blocked by cars, snow etc for life saving vehicles.

Note that it is forbidden to use salt on the stairs and other wood areas.  
You are encouraged to sand. There is a sandbox between houses 10 and 12, as well as next to the garbage house.

### **Stem flushing**

The association pays for the mains flushing of all apartments around every five years. If there is a stoppage in the system before then, you will have to pay for the trunk flushing yourself. To avoid blockages, do not flush grease and food residues such as rice, couscous etc. down the kitchen drain.

### **Downpipe**

At the bottom of the downspouts on the residential buildings is a container with a strainer. Be sure to keep these free of stones, leaves and other material to avoid flooding.

### **Garden agreement**

The association has signed a gardening agreement with a contractor who takes care of all the work that occurs on our garden areas.

### **Water ejector**

On the outside of all two-room apartments on the lower floor there is a common water ejector. The water ejectors are intended for irrigation of the association's common green areas and can also be used for the members' own irrigation needs. The faucets are opened with a water lock key marked VA PA6+GF30, which can be purchased in hardware stores such as Hornbach and Jula. The faucets must be turned off and properly turned off no later than October 1 each year. The main responsibility for ensuring that this happens rests with the owner of the two-room apartment on the lower floor.

### **Ventilation in kitchen and bathroom**

In order for the ventilation to work without problems, you need to regularly change the kitchen filter, the association informs you when it is time to change the kitchen filter. You also need to open and clean the ventilation in the kitchen and bathroom. In case of problems with fans, please contact the board.

### **Recycling**

The nearest station for recycling packaging material is behind the Matöppet store in Visättra. There is the possibility to recycle glass, plastic, newsprint, cardboard and metal.

*Sincerely*

*The board*

*The information letter was updated on 2023-12-28*