

Information letter to members in the Housing Cooperative BoKlok Ängsbacken

Living in a housing cooperative differs in some ways from living in a rental property. The association's members share responsibility for the association's grounds and common areas, whereas you are personally responsible for the care and maintenance of your own apartment. The board looks after the members' shared interests. The board is elected by the members at the annual general meeting, where it also reports on how it has managed the trust placed in it by the members. You have the right to vote and the opportunity to submit motions (proposals) for changes at every annual general meeting.

Below is information about things that may be useful to know:

Information from the board

The board distributes a newsletter to members' mailboxes once a month. Information is also posted on the information board at the recycling/waste building. The association also has a Facebook group, "BRF Ängsbackens grannforum," where members can share information and connect with one another. The board also uses the Facebook group to inform about urgent matters. All important information will also be communicated in writing via the newsletter to members' mailboxes and on the information board at the recycling/waste building.

Obligation to read information

You are obliged to keep yourself updated via information provided by the board in newsletters and other materials distributed to mailboxes, as well as via notices on the information board at the recycling/waste building. All important information is also published on the website boklokangsbacken.bostadsratterna.se.

Contact with the board

If you have any questions or comments, please contact the board via email at brf.boklokangsbacken@gmail.com. We will get back to you as soon as possible; our aim is to provide a response within a week.

Subletting

The board's primary preference is for members to reside in their own apartments; however, there may be times when you need to sublet your apartment for a period of time. Board approval is required to sublet. Permission for subletting may be granted for one year at a time and only if there are valid reasons for doing so. The bylaws allow the board to charge you a fee if you sublet. If you wish to sublet your apartment, please contact the board to get a form. The board recommends that you draw up a written contract between yourself and the subtenant. You are responsible for ensuring that the monthly fee is paid on time and that the apartment is properly maintained.

Balcony screens and awnings

If you wish to buy awnings or balcony screens, the board recommends contacting Perkis AB in Huddinge (www.perkis.se), a company that has previously supplied such products to the association's members. To ensure a uniform appearance, the board has previously decided that only the colour Sandatex No. 97 may be used.

Renovation

Following a new law introduced in 2023, you must apply to the board for permission to renovate your apartment. Please submit a plan outlining your intended work via email. The board has the right to deny permission if the renovation would cause significant damage or inconvenience to the association. Minor renovations do not require permission, but please check with the board if you are unsure. Violating the association's rules may result in the member being required to restore the apartment to its original condition and compensate the association for any additional costs that have come as a result of this.

Actions a member can usually take without board approval:

- Painting and wallpapering
- Replacing flooring
- Replacing kitchen cabinet doors and other kitchen fittings (Note: work involving plumbing installations—such as replacing a dishwasher or a major kitchen renovation—must be performed by a professional, and a water leak alarm or automatic water shut-off valve must be installed to protect against water damage)
- Replacing appliances
- Installing shelves, cabinets, and similar items
- Making minor changes that do not affect the building's structure or utility systems

Actions requiring board approval:

- Interventions involving load-bearing walls or other structural elements
- Modifying or installing water, sewage, heating, or gas lines
- Modifying the ventilation system
- Modifying a fireplace/flue or anything affecting fire safety
- Substantial alterations to the apartment, such as relocating the kitchen or bathroom, or making major changes to the floor plan

Drilling in outer and inner walls

You may drill into the wooden facade planks, but you must not drill all the way through the wood (12 mm), as this could allow moisture to enter the building. When drilling into interior walls facing the facade, you must not drill through the plasterboard (12 mm) in a way that damages the moisture barrier or plastic film located behind it. If this does happen, you must seal the hole with silicone. If you are unsure, please consult the board.

Ventilation in kitchen and bathroom

To ensure the ventilation system functions properly, you need to replace the kitchen filters regularly; the association will notify you when it is time. You also need to open and clean the ventilation units in the kitchen and bathroom. Contact the board if there's any issues with the fan.

Broadband

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

Electricity

You are personally responsible for the cost of electricity in the apartment and for choosing an electricity supplier. If you do not select a supplier, an automatic contract with Vattenfall will take effect until you make an active choice.

Fire protection

The board recommends that you test your smoke alarms every month, and replace the batteries if necessary. In addition, a fire extinguisher and a fire blanket should be readily available in the apartment. According to recommendations from the fire safety authorities (Brandskyddsmyndigheten) dry powder extinguishers should be turned over every six months.

Lighting of fires

Lighting fires on the association's grounds is prohibited; this ban also applies to outdoor/marshall candles and charcoal grills. Cigarette butts must be disposed of in ashtrays.

Grilling

After reviewing the Fire Safety Authority's (Brandskyddsmyndighetens) regulations, the board has decided to prohibit the use of charcoal grills on balconies and in the vicinity of the association's wooden buildings. Instead, the board recommends using the designated barbecue area in the nearby Visättra Naturlekpark. However, gas grills may be used on balconies or patios, provided that a fire extinguisher and fire blanket are kept readily accessible. It is important to replace the hose connecting the gas tube/cylinder to the grill approximately once a year.

Housing rights supplement

You are personally responsible for any damage or incidents occurring within your apartment—for example, a bathroom water leak that affects other apartments. Consequently, residents typically take out a specific addition (bostadsrättstillägg) to their standard home insurance. To avoid potential issues regarding damage, the association has chosen to arrange this type of supplementary insurance for all members through TryggHansa. This means you do NOT need to purchase your own additional/supplementary insurance, as it is already included in the association's insurance coverage. However, it is strongly recommended that you do have a home insurance policy to ensure you have basic protection should an accident occur.

Party

It's nice to throw a party for friends, but it's important to show consideration for your neighbors at the same time. Inform your neighbors about the party and respect any requests to lower the volume. The person causing the noise is always the one who needs to adjust.

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. However, you are welcome to set up ping pong tables and similar items if you put them away immediately after use. All such leisure items must be collected by 22.00.

Keys

All apartment keys are protected against unauthorized duplication. If you need to have duplicates made, please contact the board via email.

Waxing doors and oiling the patio/balcony

You are responsible for cleaning and waxing the apartment's entrance doors (both inside and outside) every year. The association will notify you when it is time to do so and provide the door wax. You are also responsible for purchasing oil or soft soap as needed to maintain the wooden surfaces of your balcony or patio.

Vermin/Pests

In the event of significant issues with pests such as wasps, ants, or other vermin, please contact Rentokil for extermination services: www.rentokil.com/se/kontakta-oss. State that the association has an insurance with TryggHansa to ensure the service is provided free of charge.

Yard cleaning

During these events, we also tend to our green spaces, including trees, shrubs, and flowerbeds. The more members who participate, the better the association's ability to keep costs down and avoid fee increases. The cleanup day is also an excellent opportunity to meet and get to know both new and long-time neighbors.

Recycling

Bins for household waste, compost (food waste), and battery collection are located in the association's recycling/waste building. Paper bags intended for household compost are also available there for pickup. The nearest recycling station for packaging materials is located behind the Matöppet store in Visättra. Facilities are available there for recycling glass, plastic, newspapers, cardboard, and metal. You can dispose of other materials in the container the association rents for each cleanup day or at the nearest recycling center. Please avoid keeping compost (such as food scraps) or similar waste in outdoor storage units or on patios, as this attracts pests like rats.

Metal drainage channels under balconies and patios

There are drainage channels for rainwater runoff beneath the balconies (at the rear of the houses) and patios (at the front of the houses) of the ground-floor apartments. To prevent blockages, these need to be cleaned regularly. While this is the responsibility of the ground-floor residents, the board encourages all members to help one another with this task.

Downpipes

At the base of the downpipes on the residential buildings, there is a collection container fitted with a strainer. Ensure these are kept free of stones, leaves, and other debris to avoid flooding.

Main pipe flushing (stamspolning)

The association covers the cost of flushing the main drainage pipes for all apartments approximately every five years. If a blockage occurs in the system before then, you will be responsible for the cost of the flushing yourself. To avoid blockages, do not flush grease or food scraps—such as rice, couscous, etc.—down the kitchen drain.

Outdoor Water Faucets

There are shared outdoor water faucets located on the exterior of each ground-floor two-room apartment. These taps are intended for watering the association's communal green areas but may also be used by members for their own watering needs. The faucets are opened/closed using a water faucet/tap key marked "VA PA6+GF30," which can be purchased at hardware stores such as Hornbach and Jula. The faucets must be turned off and securely tightened no later than October 15th each year. The resident of the ground-floor two-room apartment have the primary responsibility for ensuring this is done.

Gardening Agreement

The association has a gardening agreement with a contractor who handles some of the maintenance tasks for our garden areas. However, all association members are required to assist with mowing the lawns and—when necessary—watering the lawns, flowerbeds, and shrubs, as these tasks are not included in the gardening agreement.

Snow Removal

Roadways and parking areas are covered by the association's snow removal contract, but all members are responsible for clearing snow from their own patios and courtyards. Residents of each courtyard are responsible for clearing snow within that specific area. Members living on upper floors are asked not to throw snow down onto the walkways below, as this doubles the amount of snow residents on the ground floor have to shovel. Please note that the use of salt on stairs and other wooden surfaces is prohibited. Feel free to spread sand! Sand boxes are located between buildings 10 and 12, as well as next to the recycling/waste building.

It is important that everyone in the building helps out with the snow shoveling! Also, please ensure that the paths cleared in the courtyards are wide enough to allow emergency vehicles, such as ambulances, to reach the buildings. It is crucial that there is always an accessible route into the courtyards that is not blocked by cars, snow, etc.

All buildings in the association also share responsibility for clearing the gravel path leading up to the road behind the red buildings. The schedule indicating which building is responsible during specific weeks is posted on the information board outside the recycling/waste building.

Parking spaces

Each apartment comes with a parking space for a monthly fee of 200 kr, which is billed alongside the monthly housing fee. If you do not use the parking space, you may sublet it to another member at cost price; however, upon the sale of the apartment, the right of use reverts to the apartment owner. The board manages the distribution of parking permits, which are renewed annually. To avoid fines, the parking permit must always be clearly visible inside the vehicle when parked. If you lend or sublet your parking space to another member, it is your responsibility to also provide that member with the parking permit for the space.

As of October 2026, subletting parking spaces to companies is prohibited, as this would make the parking subject to VAT, thereby increasing costs for the association.

Access to the yards by motor vehicle

Driving motor vehicles into the courtyards is not permitted, as the ground surface is not designed for it and doing so can cause ground subsidence. Please note that it is crucial to keep access routes to the courtyards clear of cars, snow, and other obstructions at all times to ensure access for emergency vehicles.

General information

Please drive slowly on the road leading to our association and around the parking areas. There are many children and animals in our area, and we want to ensure their safety.

Do not let your dog relieve itself right outside other members' patios or courtyards. Instead, please make use of the large meadow and forest right next to us, as well as the numerous walking paths available—ranging from paved and gravel roads to forest trails.

Annual General Meeting

The association's annual general meeting is held every spring, and you will receive a notice well in advance. The meeting offers you an opportunity to gain insight into the board's work and participate in decisions. All members can influence the association by submitting motions to the meeting. All members have the right to vote, though each apartment holds only one vote.

Board Work

The management of the association relies on having an active board comprising regular members and deputy members. Board members receive a fee—determined by the general meeting—for the work they perform alongside their regular jobs. Board members are elected for two-year terms, with the possibility of a one-year extension. The nomination committee makes proposals for a new board before the general meeting. The board requires a variety of skills, as well as members of different ages and backgrounds. Perhaps you would like to contribute to the work needed to keep the association running smoothly? You are welcome to express your interest in joining the board to the nomination committee.

*Sincerely,
The board*

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