



LÄRKAN

No 9 2017
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Please keep in mind that "Lärkan" is one of our major media to distribute information at Lugnet and it's important that everyone reads it and give us hints on how to improve the information. If you have ideas of appropriate items to publish, please let us know.

The property office

Error reporting can be done, and other services of the office can be obtained at the times that are posted in the lifts, the stairwells and on the website. **Phone 0766 28 28 21.** Please respect, as far as possible, the business hours Mondays and Fridays 8:00 to 9:00 and Wednesdays 7:00 to 9:00 for cases that are not urgent. We ask you to leave a message on the answering machine if our facility manager is not available! Feedback is provided promptly.

News since last letter

- * The work to move the barbecue area at garden 7 to a calmer place has started and will be finished in November.
- * Some elevators have been repaired.
- * Containers for waste has been outplaced during a weekend in October
- * The windows that have been reported to be defect have been surveyed. 24 windows are damaged and will be replaced as soon as possible.
- * Contract för Snow clearing has been settled by Lassen Construction.
- * Trees and bushes will be cut during fall and winter in the same way as last year.

New members are greeted

Some apartments have new owners. We would like to say Welcome! Do read the info-folder as well as the newsletter "Lärkan" and our website to get information about our community.

Long lease fee for site right at Brf Lugnet

Brf Lugnet has an agreement with Malmö City regarding rent of the land. This agreement will be re-negotiated in 2017 and a new agreement will apply from the turn of the year 2018/2019.

As we have informed earlier in Lärkan and at our information meetings in October, we will get a new higher fee for our land lease. The proposal from Malmö City is an increase of about 30%, which corresponds to approximately 800,000 SEK per year. The agreement will be valid for 10 years as from 2019.

We have close contact with the so-called Brf Group and where 40 property associations similar to us have joined. The Brf Group works very intensely to influence authorities,

government and the municipality to create a more fair estimate of land rights and the lease fee. Their work relates to both purchase of land as well as fees and are dealing with the inaccuracies that exists for land leases for residence associations compared to private owned houses.

This has resulted, among other things, in the fact that it I assumed to be a government investigation regarding the handling of land leases in residence associations. Unfortunately, we will not see the results of this until earliest next year.

The Board will now negotiate with the municipality and hopefully agree on a better agreement.

In order to prepare for future higher lease agreements, we are likely to increase the fee by 2% by 2018. Information on definitive decisions will be made after the next board meeting.

Repairing of wet areas in your apartment

All repairing of wet areas must be done by a certified craftsman. The board has now decided to demand a copy of the certificate for work in wet areas e.g bathrooms.

Gym

The board has made an agreement with Katalin Grimrud, who will continue to lead gym-activities on Tuesdays and she will also once a month give instruction on how to use the equipment in the gym. Time for this can be found on the website.

Garage – one car at a time

We will remind you that ***only one car is allowed to pass the doorway at each opening***. Our housing cooperative can get extra cost if you break this rule. Repeated breaks of this rule will lead to a loss of access to the parking place in the garage.

Statutes for our association

Due to new law for economic associations we have to make some changes in the statutes for our association *Brf Lugnet*. We will set out an extra annual meeting on ***14th of February 2018 7.00 pm at Scandic Triangeln***. Book this date. More information will come later.

Starting a new facebook group for Brf Lugnet

As we told you last month, we are going to start a Closed Facebook group for Brf Lugnet. There has to be restrictions and rules for what will be approved to publish.

Margareta Clarén, a member of the board, will be responsible for the Facebook group and will be assisted by some interested members living in Brf Lugnet.

Next number of Lärkan and coming Meetings.

Lärkan will be distributed about one week after the next board meeting November 28th

We wish you all a happy Halloween