

HSB Tunahus

News letter April 2021



Styrelsen@tunahus.se

www.tunahus.se

TUNAHUS YEARLY MEETING

The date for the Tunahus yearly meeting is set to the 23rd of June. The board has decided not to hold a physical meeting, as the pace of vaccination against Covid 19 is too uncertain. The voting will be made through mail. More information will come with the invitation.

CHANGE OF INSURANCE COMPANY

Tunahus has recently changed insurance company to Länsförsäkringar. In this insurance a supplement is included, called Bostadsrättsförsäkring. This supplement covers e.g. compensation at the incident of burglary, fire, leakage from the plumbing and unexpected incidents (called allrisk). The insurance also covers damage to household appliances, glass windows and glass covered balconies. There is more information (in Swedish) on our homepage.

It is important that you have your own home insurance covering movables like furniture, clothes and sports equipment.

DISTURBANCE

We experience an increase in complaints about disturbance, probably caused by more people spending more time at home during Corona times. As owner, we encourage you to talk to a disturbing neighbour. If it doesn't help you can contact the board. If disturbance continues it can lead to termination of the membership. In the case of severe disturbance it is important that you keep a protocol of your experiences. Please contact our trustee at HSB if you want help with such a protocol.

LAUNDRY ROOMS

Please respect that you must reserve a time slot before you start the laundry machines. This is also true if the machines are free when you arrive. We get complaints from people seeing free slots on the internet and then finding occupied machines when they go to the laundry room. Also observe that there is no access to the drying facilities after the last time slot between 8 and 9 pm.

OPEN HOURS FOR THE ENTRANCES

The entrance doors will remain locked between 18.00 – 07.00 until the yearly meeting. At the meeting we will take a majority decision about the opening hours.

ORDERING OF A NEW KEY

In case you need a new key, you should contact our caretaker (through felanmälan). Tunahus only charges the original cost price. You can either pick up the key at the manufacturers or it can be delivered to our office for a fee.

NEW LOCKS IN THE ENTRANCES

We expect the electronic locks to be installed in June. The offer to change the locks on the apartment doors will be delayed until the association meeting, as we will address the issue of security doors.

DECIDING NEW MONTHLY FEE

The board would like to inform you how the size of next year's fee is decided. Every autumn the economic trustee at HSB prepares a budget draft, based on incomes and costs from the last two years. At a budget meeting, where the board, the economic trustee and our internal accountant are summoned, we screen every budget line. Based on our knowledge about next year's costs, some line costs are adjusted up and others down. A very important tool for estimating future costs is the maintenance plan. This plan includes all expected maintenance for the next 50 years and is based on expected life span of e.g. plumbing, windows and ground areas with asphalt. The plan is adjusted every year after an inspection, where some maintenance can be postponed while other work must be brought forward. To avoid a dramatic increase of the fee during a year when we have to replace or repair something very expensive, the cost is distributed over many years. An example is the reconditioning of the façade that we did because it was alerted in the maintenance plan and assessed as necessary during the inspection. Next time this should be done is moved 50 years forward in time, but the cost is already taken into account. This way of calculating gives the most stable fee over time and also spreads the cost fair between people living in the house for different lengths in time.

When all expected costs for the next year are estimated, the budget must be balanced with incomes. Most of our income consists of the apartment owners' monthly fee. There is no profit interest, but the sum we pay in fee every month must cover the costs for maintenance, heating, water, property management, cleaning, gardening, waste management, mortgage payments, snow removal etc. In addition, the board also decides if new loans should be arranged.

CONTACT INFORMATION

Our contact at HSB is trustee Isabella Östlund. She can be reached at 046-210 84 00 or isabella.ostlund@hsb.se

In order to get in contact with a caretaker, please call 046-210 85 00. You will then reach HSB's report center, where you can account for errors, reserve the guest room or ask to be called back by a caretaker. You can also report on their web page

<https://www.hsb.se/skane/felanmalan/>

If you have messages to the board please send a mail to styrelsen@tunahus.se
The association has an office with a mail box in the basement of entrance 3E.

Best regards,

The board of Tunahus