

Vereniging van Eigenaren Elzentlaan 49-141
en Stratumsewijk Eindhoven



KvK-nummer: 17268309

INFO:

bestuur@elzentlaanappartementen.nl

www.elzentlaanappartementen.nl

HOUSE RULES

Residents Elzentlaan Apartments

Information for new Residents at the Elzentlaan Apartments
The Board of the Homeowners' Association (HOA, in Dutch "Vereniging van Eigenaren")
wants to welcome you at Elzentlaan and would like to wish you a pleasant stay!
As a new resident we would like to draw your attention to some of our HOUSERULES
and some of the practicalities.

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FRONT DOOR

- The front door works with key fobs (in Dutch “druppels”). These are the blue transponder chips. Mr. Rob van der Laan nr. 127 is your contact person in case you loose or need extra keys. If you loose your ‘key fob’ please report it immediately so it can be deactivated.
- Please do not pull or push the front door, it opens automatically with the key fobs from outside or button from inside.
- Please be careful no-one slips through the front door when you enter the building, we don’t want uninvited guests wandering around.

SAFETY

- All hallways and gallery spaces must be kept free of obstacles.

SAFETY IN YOUR APARTMENT

- The Fire Department advises all residents to install fire alarms. Please check the batteries from time to time
- If you have been away for a week or longer, we advise you run the taps for a few minutes to avoid Legionella bacteria.

EMERGENCY

- For Fire, police or medical EMERGENCIES call 112 stating:
- Elzentlaan nr 49/135 Entrance Elzentlaan/Bomansplaats.
- For non-emergency calls to the Police (e.g. to report a theft after the thieves are gone) call 0900-8844
- If you notice flooding or leaking; please contact your neighbour and call the building manager Hetty Pompe (mobile 06-15 51 21 12).
- In case of leaking in your apartment the main water and heating cut-off is usually located in the ceiling access panel on the south side of the plumbing closet inside your apartment. Please review the location with the owner in case you need to access it.
- In case of electrical issues your fuse box is in the cabinet next to your front door.

COMMUNITY AREAS

- It is NOT permitted to tap water or electricity from the common areas.
- We have a NO SMOKING policy in the common areas, including the elevator.

ELEVATOR

- To enter the basement, you need the general entrance key to activate the -1 button for the elevator.
- To prevent damage to the elevator interior, we have floorboards and wall coverings to protect the elevator for moving or construction work. Using these is required for moving in or out. Ask a resident where they are stowed.
- House Rules “Vereniging van Eigenaars Elzentlaan 49 t/m 141 en Stratumsedijk Eindhoven” Adopted in Plenary

CAMERA

- There are security cameras installed at the main entrance and the basement entrance. The footage can only be accessed by a member of the board together with the Police for investigating a crime.

BICYCLE STORAGE AND BASEMENT

- Bicycles are not allowed in the elevator. We have a special entrance for the bicycle room on the outside of the building. You can open the gate with your blue transponder/key.

PARKING/PARKING PERMIT

- Parking permits are available for residents from the city government (“gemeente”) for a fee. Your homeowner can inform you about the details of arranging a parking permit at Bomanshof and the visitor parkingcard

GARBAGE

- The garbage containers outside are opened with your ‘STADSPAS’ (city pass). You receive this pass when you register (as legally required) with the city.
- Please do not place any garbage on your balcony as it attracts birds and mice.
- Paper: on SUNDAY afternoon you can put your paper and cardboard recycling (not plastic) near the elevator (small hallway). It will be collected on Monday morning.

CENTRAL ANTENNA SYSTEM

- There is a Cable system from ZIGGO or Glass fiber system in your apartment; ask your homeowner about the details.

APARTMENT

- Inform one of your neighbours or Hetty Pompe (building manager:
- mobile 06-15 51 21 12 or mail info@hetvvebeheer.nl) in case you leave your apartment uninhabited for more than 1 month. In case of gas, water or heating problems we may need to have access to your apartment.

BALCONY

- Hanging laundry outside within sight of the street is not allowed to keep the tidy appearance of the building. No plants can be hung on the balcony railing in case of wind and storms. Fire department rules forbid BBQ or open flame on the balcony.
- (Disciplinary measurements will be taken if you BBQ or have an open fire on your balcony)

PETS

- Pets are permitted INSIDE your apartment. Please take care that your pets do not cause a nuisance for other residents.

OWNER OF YOUR APARTMENT

- The owner of your apartment is responsible to inform you about the Agreements and House Rules of the Homeowners Association (in Dutch “Vereniging van Eigenaren” or “VvE”).

CONTACT

If you have any questions, you can contact us for further information:

Nanette Schellen
Apartment nr. 109
Mobile 06-53 57 09 98
nanetteschellen@me.com

Frans van Bronkhorst
Apartment nr. 107
Mobile 06-20 49 93 12
fransvbronkhorst@chello.nl

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