



Matrosen's Information Bulletin

Hello and welcome to Matrosen's Autumn Bulletin 2024

We hope you are all doing well and enjoying life in our housing cooperative. The board would like to take this opportunity to inform you about our ongoing efforts to continue developing and improving our cooperative. We extend a warm welcome to all new members!

The annual meeting in the spring was well-attended, and after the meeting, those who registered enjoyed shrimp sandwiches. A big thank you to all who came. At the spring meeting, a group was appointed to review our bylaws, and they are currently working on it. The rent increase for 2025 will be 1%.

The most important update for members right now is that the board has decided to terminate the collective housing insurance that we currently have as part of the cooperative's insurance policy. The insurance will expire on 31/12/2024. The reason for this decision is that the premium for the cooperative's insurance has increased significantly, impacting our costs as a housing cooperative. We have made this decision in consultation with an insurance agent.

We have switched from IF to Länsförsäkringar because IF raised our premium considerably. However, since spring, we've had several water leaks, which have impacted our new insurance premium. It is also becoming more difficult for the cooperative to negotiate a new insurance policy.

This means that as a resident of BRF Matrosen, you will need to extend your home insurance to include the housing cooperative supplement. More information about this will come in a separate announcement.

We also encourage you to be cautious when charging electric bikes and scooters.

Please visit MSB's website to read about the risks of charging and fire hazards:

<https://www.msb.se/sv/rad-till-privatpersoner/brandsakerhet-i-hemmet/ladda-batterier/>

Ongoing projects

- **Maintenance plan:** We have recently updated the maintenance plan for the buildings. This means that we are reviewing upcoming renovations and maintenance work to ensure the buildings maintain a good standard in the long term.
- **Energy-saving measures:** The board is exploring the possibility of implementing energy-saving measures, such as installing solar panels and improving insulation. These are not only good for the environment but could also lead to lower costs for the cooperative in the future. We are waiting for grants to become available (as we did for the electric car chargers).
- **Community and togetherness:** We are currently planning Matrosen Day on October 26, which will include a pub night and the upcoming spring cleaning. This is to foster a sense of community in the cooperative. We welcome your suggestions for additional events.
- **Review of the shelter:** We have conducted an inspection of the shelter located in the Blue House to ensure that all equipment is present and functional, should the need arise, which we hope it never does.



- **Repairs to some plastered gables:** It has become apparent that we are experiencing issues with cracked plaster on some gables. To prevent the damage from worsening, we will cover the damaged areas with panels at this stage.

The board works throughout the year with the operation of the cooperative, its finances, and various other tasks such as answering members' questions, maintaining the buildings, coordinating with the boiler group, informing yard representatives, organizing cleaning days, reviewing our living environment (e.g., trees, shrubs), monitoring new laws and regulations for housing cooperatives, updating the website, and collaborating with Riksbyggen and our auditor on financial matters and our annual report.

New rules were introduced on 1/1/2023 (we have previously informed you about this) that we must follow regarding apartment renovations and inspections. The new rules are highlighted in red text in the regulations and instructions. A working group is currently drafting new bylaws to ensure they comply with the law. You can read more about the new laws on Riksbyggen's website. We will conduct status inspections of each apartment this autumn. More information on this will be provided separately.

If you need an apartment extract for your apartment (e.g., for the bank), you can now find it under "My Pages" on Riksbyggen's website.

Mailboxes: Please ensure that your last name or apartment number is clearly marked on your mailbox to make it easier for everyone when distributing information or mail.

We have noticed that many members are growing plants in raised garden beds, which is lovely! However, please be mindful not to grow things that attract pests or rats. It's preferable to grow on the back side of your maintenance area. Entire areas should not be covered with raised garden beds.

If you wish to grow vegetables and flowers on a larger scale, please contact Västra Fridhems Odlarförening. The allotments are located along Fredenlundsvägen, near our area, below Yard 8. Email the board at: vastrafridhemsodlarforening@gmail.com if interested.

Please refrain from feeding birds within our area! If you wish to feed our fine feathered friends, take a walk into the forest and do it there. Bird feed attracts pests.

The cooperative has 3 charging stations at Yard 7 and 5 charging stations at Yard 2. Charging in the garages is prohibited!

If you are interested in obtaining a charging card, please contact Anders at anders.hammarstrand@matrosen.se or call 0705 575420.

Please remember that subletting your apartment through any agency or privately is not allowed. Subletting in the secondary market is permitted after seeking approval from the board. Renting through Airbnb is not allowed.

Each apartment comes with a garage. We have a limited number of parking spaces within our area. To ensure that visitors have parking, those of us who have garages are expected to park our cars there. Garages should not be used as storage but as parking spaces for cars. Many households have two cars, and if both are parked outside and none in the garage, it results in a lack of space for visitors.

Please remember to cooperate with your neighbors to empty mailboxes, sweep leaves, etc., to give the impression that someone is home. This helps prevent unwanted visitors!



Living in Matrosen means that we are all equal, which involves respecting one another and being good neighbors. If something isn't working well, invite your neighbor for coffee and talk about it.

Maintenance

This year, all stairs leading up to the second floor were oiled, which improved their appearance. Over the summer, we sanded and painted the storage doors. Take a walk around our lovely area and see how nice it looks!

Remember to submit applications for any changes to your apartment or your maintenance area. Why do we ask for applications? The board is constantly changing, and members move in and out. It's important to have documentation about when changes were made in the apartments and on the maintenance areas. New members inherit the changes made by previous members.

The board never approves water or electrical installations that have not been carried out by professionals authorized by the board. Stricter rules have been implemented:

<https://www.riksbyggen.se/bostad/kopa-bostadsratt/lagar-och-regler/recovera/>

We are also reviewing green areas to make Matrosen as green and beautiful as possible. You are not allowed to cut down trees within Matrosen without talking to the board. Pruning trees within your maintenance area is your responsibility, and it should be done in collaboration with your neighbors. This year, we reviewed our trees with an arborist. The board will only remove trees in consultation with the arborist. Some trees will be pruned, and others will be removed because they are diseased.

Other updates

- Are your window handles difficult to open? Try lubricating them with lithium grease.
- Run your dishwasher on high heat once a month to reduce the risk of grease buildup in the pipes. Don't forget to turn off the valve to the dishwasher and washing machine when they are not in use.

Boiler and the Boiler Group

The Boiler Group consists of members of the cooperative.

Boilers are the cooperative's responsibility, but members have a maintenance obligation described on our website: <https://matrosen.se/drift-skotsel-instruktioner/>

It is important that members follow through with the required maintenance, as obvious neglect can result in members being held financially responsible for the work carried out.

How to report issues

If a member cannot resolve an issue, report it via our website: <https://matrosen.se/felanmalan/>

A representative from the Boiler Group will contact you for further action. If the problem cannot be resolved internally, a repair technician will be called in for further assessment and repair. Members must not contact repair technicians directly; the board is responsible for placing these orders after an inspection and evaluation.

Energy-saving tips

As winter approaches, we are all thinking about how to save energy. Keep in mind that you should not turn off your radiators or adjust the thermostat, as this will prevent the boiler from functioning properly. Also, do not close the vents located above the windows. If you want a lower indoor temperature, adjust the heat on the boiler instead. There are many helpful videos on YouTube—just search for your specific boiler model.



Grounds and Environment

Members of the cooperative ensure that all green spaces are mowed, and in winter, they help clear our walkways and streets of snow. With our combined efforts, we create a pleasant environment for playing boules, playing, and taking walks.

Upcoming activities

- **Matrosen Day on October 26**
We will gather at the courtyards at 10:00 am, where the yard representatives