

New Babylon City Tower



Save The Date!

- *General Owners Meeting 15 May 2017*
- *July New Babylon City Tower celebrates its 5 Year Anniversary!*

From your chairman

Dear fellow residents,

I have not been chairman of the Association of Owners (VVE) for quite so long. A lot of work must be done by the board of the owners association, but together with Van 't Hof Rijnland, our managing company, and the service managers we succeed in keeping your residential environment on such a level that you can live pleasantly in the City Tower. However, we thereby are in constant need of your cooperation. For instance, I've noticed lately that garbage has been put outside of the green bins in the waste storage room. It also happens – especially during weekends – that the elevators are seriously polluted. So apart from our shared residential pleasure we also experience small annoyances. Hence my call to you: invest in your residential environment! Thank you for investing in your neighbors at the same time!

Kind regards,

Piet van Namen

Chairman of the Board of the VVE

Windows cleaning

The quality of window cleaning did not meet the needs of residents, board of owners and Van 't Hof Rijnland. After a test in the Park Tower and positive feedback it has been decided that Versseput company will take over window cleaning in the City Tower. It concerns 6 cleaning sessions on a yearly basis.

Flowers

Previously, flowers and plant were supplied by an external organization. The service managers have indicated that they would like to take this on themselves. They have been taking care of this for quite some time now to everyone's satisfaction.

Owners meeting

The general meeting of owners will take place on May 15, 2017.

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Heat development

MAIN HALL

During summer the temperature in the main hall rises considerably. This issue has been discussed before in the General Meeting of 2016. After all the main hall is the work space of our service managers. The board has commissioned to issue tenders for sun protection in the main hall so that summer temperatures will be more pleasant for everybody. Proposals will be discussed at the upcoming ALV.

HALLWAYS IN RESIDENTIAL AREAS

In hallways in residential areas temperature are often rather high. Especially in the hallways of the

upper floors. This can result in recurring Legionella because water pipes run through or near these hallways. To remedy this, lamps in the hallways will be replaced by energy and heat saving LED bulbs. This will be done by the service managers. As a result, temperatures in the water pipes in hallways will drop and Legionella will develop less quickly.

TWINQ

For all residents Van 't Hof Rijnland has its site TWINQ available. Here, all the important documents for you as a resident are placed. No code? Please contact Van't Hof Rijnland on +31793296666

<https://vanthofrijnland.twing.nl/>

Did you know that?

- There is a new clock in the main hall? (at the inner doorbell plates)
- Rental property is no longer let out by Van 't Hof Rijnland but by Meyer Vastgoedbeheer?
- The elevator cables must be replaced? These activities will take place in March. This will be done with one elevator at a time.
- WKO (heat / cold storage) has been sold to ETECK? Nothing changes for residents.
- The board takes part in a consultation group to discuss possible nuisance coming from construction of the bicycle storage under the KJ Plein??
- It is expected that the last apartment will be completed around April and we then begin with reparation activities in the hallways?
- The board is not satisfied with the cleaning of the building? Van't Hof Rijnland and the servicemanagers will discuss this with the cleaning company



The clock in the hall

Servicemanagers

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Certification of sprinklers

The certification of the sprinkler system is almost complete. There are only some comments in some of the apartments for the owner. We point out again, that nothing may be changed in the apartment around the sprinkler heads. Also no high cabinets / racks. This also applies to the storerooms. You can read this in the Bylaws.

'We point out again, that nothing may be changed in the apartment around the sprinkler heads'

Resident questions

CARGO BIKES

The question has reached us whether it is possible to place cargo bikes in the City Tower. This question is a question specifically for the General Meeting of the Owners Association Parking (ALV Parkeren). It has been discussed at the last ALV Parkeren and will be elaborated further.

knows of it. Also, the question was asked why the building is only limitedly insured for terrorism. There is one integral insurance for the entire complex, New Babylon (shops, hotel, offices, Park Tower and City Tower). The question implying augmenting the insured amount has been rejected in the General ALV for the whole complex because this would entail a significant increase in premiums.

INSURANCE OF THE BUILDING

A resident justly pointed out that the Buildings Insurance policy contains a mistake. The insurance company

From the servicemanagers

We, the service managers, would like to emphasize again that you inform your suppliers that Anna van Bueren Square is only accessible between 10:00 a.m. and 11:30 a.m. The service managers lack opportunities to do something about this. Furthermore, we emphasize that short lease, including Airbn, is not permitted by the Bylaws.

Kind regards,

Rudy Greitemann & Anil Maharban