

## Information October 2016

### **Facades and balconies to be remodeled.**

At a special meeting/ "ekstraordinært sameiermøte" held in June, the owners voted for remodeling of facades and balconies. The board and project leader are working on the planning.

### **New member of the board**

Thomas Kjerland left the board in August, and reserve member Mohammad Razzaq joined as a main member. We thank Thomas for his dedication and work for the board.

### **Collective broadband arrangement**

We now have a collective arrangement for broadband and TV with Canal Digital. This includes the KOMPLETT 30 deal that is full TV package, with a T-WE box (DVR) and broadband 30 Mbps (including a router). This equipment will belong to the flat as long as the association has an agreement with Canal Digital, and must not be removed from the flat. All movie rentals and upgrading of the association's agreement/net speed must be paid by the individual resident. For the invoice to go the correct person, it is important that those who rent out their flats lets the board know who their tenants are. **Important info about the new agreement on page 3.**

### **Gravel laying on parking spots – move your car**

The caretaker has sprayed several times during the summer/autumn on those parking spots he could reach. Organized moving of cars has been difficult due to rain and this has led to delayed spraying and more rounds of moving of cars. In October, gravel will be laid on parking spots that were not graveled in 2014. **This leads to several residents having to move their cars from their parking spots one day from 08 – 17, and instead park on one of the other roads nearby.**

Those who rent spots 15 – 62 must move their cars Tuesday 25.10 from 8 to 17

Those who rent spots 93 – 133 must move their cars Wednesday 26.10 from 8 to 17

Those who rent spots 134 – 178 must move their cars Thursday 27.10 from 8 to 17

### **Time limit for installing approved mailbox signs is November 1.**

At the association meeting in April, it was decided that all mail boxes should have name signs in white plastic with black writing. In addition, the signs are to be mounted from the inside of the mailbox in the slot provided. We notice that several residents still have handwritten paper signs, etc., taped to the mailboxes, and we ask that they replace them with approved signs by November 1. They can be bought at Lambertseter Express Systue. They have our sizes and measurements. Current price is NOK 155.

### **For the landlords**

We are missing contact info on several tenants, and remind you that this information is your duty to provide to the board, according to Husordensregler and vedtekter.

### **Spare keys**

We have noticed that several residents have forgotten the procedure for ordering spare keys and we repeat how here. Only owners can order keys, and all orders must be sent per email to [mona.kvandahl@obos.no](mailto:mona.kvandahl@obos.no).

Lost/stolen key chip: Immediately inform the Mona Kvandahl that the chip is missing and which number it had, and whether you need a replacement. The lost chip will be deleted as soon as the resident starts using the replacement.

More chips: Do you wish to buy more chips, inform of this in writing.

Basement keys: Send the number of the key. If you don't have it, ask a neighbor.

### **Unlocked entrance doors**

Periodically we are asked by residents what can be done to keep entrance doors locked at all times. Since this is a recurring problem, the caretaker will keep them locked. We are also told that several residents let people they don't know into the hallways. To keep unwelcome people out we implore the residents to only let in people they know or can identify.

### **Do you want a new main door?**

More residents want to change their main doors and we are considering a new round of quantum rebate if enough of you are interested. Price during autumn 2015 was NOK 12.750 for door, lock, handle and mounting. If interested, please contact the board by November 1.

### **Free parking spots and possibility of renting 2 spots**

You are now, as we have informed, able to rent 2 parking spots, and 3 residents already do this. It is still possible for more of you to do the same. Contact the board if you wish to rent an additional spot. We also notice that all spots along the road fill up very quickly, leading to the conclusion that a lot of residents chose not to rent spots. If you rent a parking spot you are always guaranteed a free space when you come home. Monthly dues are NOK 150.

### **Letter to the landlords**

This autumn we are sending a letter to everyone who are renting out their flats, to inform what it entails to be a landlord at Bratlikollen Boligsameie. The background for this is that we see some tenants and landlords are not aware of which commitments they have. We hope this can contribute to better understanding of the association's rules and keeping of community.

### **Paving**

The board has looked into this, and due to the upcoming renovation of facades with lots of heavy vehicles trafficking our roads, have been recommended to wait until after the renovations.

### **Warranties for bathrooms and kitchens**

The warranty between the association and S-Bygg ended on August 15, 2016. If residents notice leaks or other faults, they must deal with the plumbing costs themselves. Also, see the association's home page for procedures on water leaks.

**We remind you that it is forbidden to place things, plastic bags or cardboard boxes by the trash bins. It is also forbidden to place things and trash in the basement halls, see info in entrance areas and basement doors and the common rules.**

Best regards  
the board

### **IMPORTANT INFORMATION REGARDING TV AND BROADBAND**

Bratlikollen Boligsameie has until now only had a common agreement on cable-TV. From November 15, the Sameiet will get a common agreement on both broadband and TV, with Canal Digital. The new common agreement includes a KOMPLETT 30, that is a full TV package, including a T-We Box (DVR) and program card, and also broadband at speed 30 Mbps (including router). The DVR is the newest and most advanced T-We model (ADB5743). It can record 3 programs at once while you watch a 4<sup>th</sup> one "live".

**Regarding the equipment in this agreement:** This equipment will belong to the flat as long as the association has an agreement with Canal Digital, and is not to be removed. When a resident moves, the owner is responsible for seeing that the equipment is left behind.

Equipment that residents have today is private property and is not refundable. Those who keep using private PVRs and program cards on a second TV must pay NOK 299/year for this card.

**Individual agreements:** Residents who already have higher speeds in their broadband than 30 Mbps (i.e 60, 100 or 500 Mbps) can terminate this agreement, but only on or after November 15. If you wish to keep the individual agreement you will get a rebate on the next invoice.

Residents who want to order an upgrade/increase broadband speed can do so from Nov 15.

Canal Digital customer service phone number: 06090.

Regarding invoices, the residents pay them as usual until the new agreement starts on Nov 15. After that, a credit will be given if overpaid. The common agreement will overturn bindings that residents might have on individual agreements, without penalty fees.

**Rental flats:** Canal Digital relates to the owners. With rental flats, they relate to the owner in the beginning and then to the tenants, as they become the subscribers. Everybody can rent movies or upgrade the common agreement. This will show up on the individual invoices for the owner/subscriber. For the invoice to go to the correct person, it is important that you as a landlord has told the board who the tenant is.

**Times for delivery of equipment:** Canal Digital will hang posters on the entrance doors about times for delivery and connection 3 – 5 days ahead of time. If a resident cannot be home at the given dates and times, other agreements can be made directly with the technician. If that option doesn't work, Canal Digital will send the equipment in the mail, and the residents must connect it themselves. If the equipment has not been picked up from the post office within 14 days it is returned to Canal Digital.

Best regards,

Telenor Norge/ Canal Digital Kabel and the board in Bratlikollen Boligsameie