

July

Risks of a housing association:

When we moved to a condominium, I hadn't realised the responsibilities we all have as members and co-owners of a condo association. Quickly realised the responsibility to get a well-functioning board that worked for the good of the association and as part of the election committee I try to do my part. In fact, if we don't get volunteers for the board, it can mean that the association is closed down. A more common reason for associations to close down is bankruptcy and this affected 117 housing associations last year. With high loan-to-value ratios and interest rates that took most people by surprise, many were unable to pay their expenses. The affected homeowners saw their investments disappear and the houses were converted into rental flats. Unfortunately, not everyone can afford to stay in their home because of rent and mortgage payments.

<https://www.hd.se/2025-06-08/varnar-infor-housing-scope-you-must-avoid/?shareSource=sharebutton>

The garden:

After the PCB clean-up, some plants have been replanted according to plan and although



While some plants look more dead than alive, PARK employee Tracy assures us that there is life in the plants. Within a sad surface there is greenery as he breaks a twig and checks. However, we would like to emphasise that only he is allowed to break twigs from our plants. Now (also according to plan) a large number of plants have been delivered so that we can have the majority of plants and not weeds in our flower beds.

Many of us are looking forward to seeing what it will look like next spring and summer.



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Activities: The communal barbecues will be more difficult this year. In the past, anyone could contact someone on staircase 12b and ask them to open the pram room so you could get charcoal, barbecue liquid etc. when you wanted to organise a barbecue with neighbours. After complaints to HSB, coal and lighter fluid will be stored differently and those who want to grill can email the board and agree on when to pick up the coal. Since the mail is not read daily and the board has jobs and holidays, longer notice will be required. The board can be reached at hsb.fredriksdal@gmail.com

One of our members has worked hard looking for bargains for the guest apartment, but above all he has repaired and fixed broken details. Now there is a new double bed and mattresses for the bunk beds for children. So even if not everything is ready, it can be rented but right now there are only 4 beds, 2 children and 2 adults.

We are looking for someone to help and paint the ceiling when the electrician has replaced the fluorescent light fittings.



Flag days:

On the 14th we celebrate the birthday of our Crown Princess **Victoria** Ingrid Alice Désirée who was born in 1977. She was not born as crown princess and heir to the throne when we still had male succession and this was not changed until 1980. This is regulated in the Order of Succession, one of our four constitutions.



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Tip of the month:



SunSmart Global UV

Cancer Council Vic.

Remember that it is important to protect yourself from the sun and its rays. Clothes are the best protection, but if you want better tips and also keep track of how long you should be in the sun, there is the app: SunSmart Global UV

The Board will keep you informed:

Now is the last chance to register for the party to be held on 30 August!

We have a lot to celebrate: the association is turning 60, everyone now has glazed balconies and we have one of the city's most beautiful associations with a range of plants and flowers to be proud of.

If you have missed the registration or not told us what food you want, we are grateful if we get this in **as soon as possible**. Write on a note and leave it in the board's mailbox in 12a or email to info.fredriksdal@gmail.com

Thank you to those of you in 6a who left bulky rubbish outside the door. When you transported the rubbish to NSR yourself, all members do not have to pay collectively for what is free for us to hand in. Everyone has 12 free visits to the Recycling Centre but if we ask PARK for help or order extra emptying, it costs a lot more.



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So now we ask those of you who have thrown a TV in the waste room at Larmvägen 14 to drive out with it or ask someone to help with it so that the cost does not fall on the association.

If you also pick up the association's small electronics from the container or offer some neighbours to send what they need to leave at ÅVC, it feels a little extra good. If you also notify the board, this is also counted as volunteer work and means that you are invited to the next volunteer dinner.

We have received error reports on laundry rooms and that several machines did not work. The electrician has localised the fault and this will be rectified in all laundry rooms in order to work prevention and avoid disruption to residents.

Finally, we would like to thank all residents at Larmvägen 2!

We fully understand the inconvenience of being without a lift. Thank you all for helping and supporting each other during this time. If there is anyone who should be thanked as a volunteer for their work, we grateful if we in the Board find out.

By the pen/Catarina Eek in 12



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Contact details:

Fault report 24 hours a day: 042-19 95 90 <https://www.hsbnvs.se/felanmalan> also
disturbance cases

Website: <https://fredriksdal.hsbrfwebb.se>

Facebook: Brf Fredriksdal

https://www.facebook.com/groups/943580670593440/?ref=share&_rd=1

Booking of laundry room (Larmvägen 12c)

<https://fredriksdal.hsbrfwebb.se/tvattstuga/>

Booking of party room (Larmvägen 8c): info.fredriksdal@gmail.com

Booking of guest apartment (Larmvägen 4a): info.fredriksdal@gmail.com

Manager: Isabella Östlund 042-19 95 00 isabella.ostlund@hsbnvs.se

Board of Directors: 042-15 20 45 hsb.fredriksdal@gmail.com

Election committee: catarina.eek@gmail.com

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