

INFORMATION FROM THE BOARD

The board distributes this information physically to mailboxes, via e-mail and as post on our website. In the e-mail and on the website, you will find direct links to the statutes and other references. We have learned that many people do not read the website and thus miss the information that the board posts. NB! It is stated in the statutes that all residents are obliged to provide a correct e-mail address and telephone number. There are several who have reserved digital information via the website of Asker and Bærum Boligbyggelag. Here, the individual must go to their page and make the necessary changes, so that we can send important information quickly. Situations may arise where resident information must be sent out quickly. If you have not provided your contact details on [ABBL's pages](#), send an e-mail to styret@bjornebarstien.no provide the correct e-mail address and telephone number.

Møøøte!



The annual meeting will be held on Wednesday, May 21st at 6:00 PM at the Senior Center

In this regard, the board is looking for people who wants to join the board, be it as a board member or deputy member. If you want to be part of a good team and help develop and renew the Homeowners Association, then you have a nice opportunity to do so now. There is a board meeting once a month, with interesting work on how we must prevent and maintain the building stock. The board considers proposals, and what is not so pleasant; handles complaints and other conflicts of interest in accordance with the statutes, house rules and not least the Owners' Section Act. Board work is remunerated according to the rates decided by the annual meeting. This year, the annual meeting allocated NOK 180,000.00 to be distributed among the board, where the chairman of the board receives the highest fee, followed by board members and deputy members the lowest rate. The latter are not required to attend, nor do they have the right to vote at board meetings. The work requires some time, but it is rewarding to be able to contribute to the community. Contact styret@bjornebarstien.no



Waste management

Unfortunately, there are far too many people who are sloppy with their waste sorting. We have received complaints about sorting from the municipality and this needs to be improved. There is a lot of plastic in the paper container, there are electrical components and batteries(!) in the residual waste, which can cause a fire hazard. Children should not dispose garbage if they are not well told and trained about its use and can understand which type of garbage goes where! If any of the bins are full, do not leave garbage bags behind. It attracts birds and rats! We have enough of those at the moment! Contact styret@bjornebarstien.no so that we can have the bin opened. The board can also see via the computer system who is throwing garbage when. Video surveillance is being considered. Here you will find a [sorting overview](#) and where you can throw larger items.



Spitting, snuff and smoking

In some hallways and in the garage, we constantly find snuff bags. We also find spit traces on the floor and wall. If any of the residents see this kind of unsavory activity, we would like to receive feedback, styret@bjornebarstien.no Show consideration when you smoke. Smoking is not allowed in hallways or garages. It is not as easy to ban smoking on a private balcony or through an open window. Here, the individual's right will probably outweigh the fact that others are bothered. Nevertheless, it is of course allowed to show consideration for neighbors who let your smoke into the living room or bedroom. See also house rules § 1.



Building challenges in the garage facilities

The board engaged Ødegård & Lund As, for a closer inspection. You can read the [full report here](#). Based on the findings, the board decided to carry out the same analysis of the concrete in the garage facility in no. 4-12. The report has not been completed as of yet. This is a collaboration between the Homeowners' Association and the Condominium, as it concerns the same building stock. Furthermore, the board assumes that the same problems will probably arise in no. 4-12. Financially, the work will be divided according to the fraction between the homeowners' associations. This will be one of the main tasks of the board in the future.



The shelter

No objects may be placed in the stairs or other places that prevent access or quick clearing of the shelter! It is only allowed to store things in your own storage room. According to the Directorate for Civil Emergency Preparedness, the shelter must be cleared and ready for use within 72 hours in the event of war or natural disasters. In the current situation, this is understandable.



Feeding birds

We ask that you do not feed birds between the blocks or in their vicinity. There is currently a lot of rat activity, and it is difficult to overcome the problem when bird food becomes rat food.



Windows

We now have a good overview of the window problem. The main cause is the incorrect use of ventilation slots in the apartments. This leads to the formation of fungus and mold, which then leads to poor indoor climate and the beginning of rot on windows and walls. Vents and exhaust ducts must never be covered or blocked! It is the residents themselves who must pay for new windows if the cause is incorrect use of ventilation and ventilation slots. The board uses Asker og Bærum Boligbyggelag's engineers to check windows that residents believe the board should replace. The board does not want your neighbors to have to cover costs because you have acted negligently. See the [statutes](#), [house rules](#) and on the website www.bjornebarstien.no where you can find information about the correct use of valves and ventilation in general.



Check taps and water pipes

There have been a number of unfortunate and unnecessary water leaks recently. Our advice is to check all taps, stopcocks and other pipe connections. If it has started to drip, you must take action immediately, otherwise it can be expensive! The bathroom is a place that should be checked regularly. It is important to clean the drain, so that you can see the water flowing freely. It is also important to remember that only authorized personnel can carry out repairs. Otherwise, you may have your insurance payment reduced. [See this link for prevention.](#)



Unwanted elements in the garages

There have recently been strangers in the garage facilities who have done unwanted things. If you observe strangers in the garage facilities, please contact the board immediately. We remind you that we have very good surveillance of the garages. Last but not least, all doors must be locked 24 hours a day!



Parking

Everyone who parks for more than 4 hours must now use a visible parking permit. Everyone who has a parking space in the garage must use it! Do not park outside. Many people throw garbage from their cars into the parking lot. We have video surveillance of the space. You may risk having to pay for the time spent cleaning up after yourself. It is not allowed to repair a car, either in the garage or in the parking lot. [See House Rules §6.](#)



Driving in Bjørnebærstien

We would like to remind you that it is forbidden to drive into Bjørnebærstien. This is what the sign says. Far too many people do this. All deliveries that can be carried, please refer to the parking lot.

It is important to point out that the board has a responsibility for payments, ensuring that necessary maintenance is carried out in line with current laws and regulations. The board is also responsible for raising enough money to carry out necessary measures. The only "income" the board has is rent. The board tries to keep it at the lowest possible level to the best of its ability. But everything has become more expensive, such as electricity for hot water, waste management fees, water and sewage and other maintenance. The board recommends that the section owners go to "my page" in [Asker og Bærum Boligbyggelag](#). Here is an overview of income and expenses. Finally, the board would like to thank all section owners and tenants for respecting the statutes and house rules and showing understanding and consideration for each other. This is especially important because we are a small homeowners' association.

With kind regards

BJØRNEBÆRSTIEN HUSEIERFORENING