



## **NEWSLETTER VvE RAVELIJN**

2026, FEBRUARY

Dear owners and inhabitants,

We're already two months into 2026. It's high time for an update from the VvE board. A wide range of topics this time. The newsletter is now also published in English, due to the large number of owners/residents of international origin.

If you have any questions or comments regarding this newsletter, please send them to the board's email address: [vveravelijn@gmail.com](mailto:vveravelijn@gmail.com).

### **New intercom system**

This year, replacing the intercom is on the major maintenance schedule. The current bell system causes many malfunctions, and maintaining it is too expensive.

What exactly will happen:

#### **SCOPE OF ACTIVITIES**

- At the entrance to the stairwells: install a new camera and ensure that opening the front door from the apartments works properly.
- Install a new intercom unit (indoor unit) in each apartment. This unit has a display that shows who rings the doorbell outside. The intercom unit at the porch door (outdoor unit) has a camera that sends the images to the indoor unit.
- Install a secure separation in the meter cupboards of the apartments, so that the bell systems work separately (currently a fault in one apartment can cause the bell systems of several apartments not to work).
- All apartments with an "outdoor" doorbell will receive a new doorbell that is more resistant to rain.
- Testing / Explanation / Instructions for owners and residents

Installation by Velectro, and project management by Jack Vogels (WB 276). The intercom system is supplied by Golmar.

Velectro estimates that installing the internal stations in the apartments will take approximately one day per stairwell (2-3 days for the Rainbow stairwell).

On the day a stairwell is due to be installed, all apartments belonging to it must be accessible. Either the residents are home, or the key must be provided to the project manager or the neighbours in advance.



Current planning:

Date	Stairwell	Remarks
Tuesday, April 7 '26	Yellow	Wednesday, April 8th, is an extended period. There will be a break to allow time for any teething problems at Yellow.
Tuesday, April 21 '26	Orange	
Wednesday, April 22 '26	Red	
		Other stairwells: the schedule will be communicated by March 26, 2026, so that there is at least a five-week period between notification and the work being carried out.

We aim to inform all apartment owners about the details of the installation no later than five weeks before a stairwell is due to be installed. Owners also have the option (at an additional cost) of a Wi-Fi connection with their own internal unit, allowing them to see and speak to the person ringing the doorbell even when they are not home. With this option it is important that there is a good WiFi signal in the house near the intercom.

All apartments in a stairwell where the intercom system is planned for installation will receive a notification five weeks prior to the installation date.

You do not need to do anything at this time.

### **Start of work at NMG as of January 1, 2026 – status**

As of January 1, 2026, we will have a new property manager for the management of our De Ravelijn building complex: NMG Vastgoed.

Most maintenance work, such as cleaning, painting, elevator repairs (new motors and wiring), and concrete joint sealing, is on schedule. The "new intercom system" project will begin soon – as explained above. However, as of the end of February 2026, NMG's financial and administrative services are not yet at the desired level. We have at least two major bottlenecks.

**The first** is transferring the management of the VVE Ravelijn bank accounts from Atrium to NMG; this is taking an incredibly long time. This is partly due to the cumbersome process involving digital forms, where a bank repeatedly requests additional information (due to strict regulations). Therefore, VVE Ravelijn is currently unable to make any changes to the bank accounts, resulting in delayed payments to suppliers and preventing us from executing direct debits. As a board, we are putting as much pressure as possible on NMG to arrange this transition as quickly as possible.

**The second** bottleneck is TwinQ – the system accessible to every owner and containing relevant



information about the apartment. During the transition from Atrium to NMG, all our data was archived and can no longer be accessed by us. We need to arrange for the Ravelijn Owners' Association board to access the archive via TwinQ (technically possible). It's also essential that TwinQ data for 2025 can still be updated in order to prepare the 2025 annual accounts (by Atrium). Without a correct closing balance for 2025, there will be no correct opening balance for 2026 in TwinQ. TwinQ 2026 is (partly because of this) currently out of date. We expect NMG to resolve these issues quickly.



### **Consequence for monthly contributions**

Due to the above, the direct debits for the monthly contribution for February 2026 have not been debited – you were previously informed about this. Because the exact monthly contribution amounts per apartment are stored in TwinQ (in the archive), it is not easy to send a letter to each owner requesting that they manually transfer the monthly contribution, specifying the exact amount. We are working with NMG to find a solution for this. Hopefully, we can send each owner the correct information by the last week of February so they can transfer their contribution. Then each owner will also receive an update on the contribution for March 2026.

### **Letter "share in the reserve fund"**



To file your 2025 income tax return (starting March 1st), you need information about your share in the reserves of the Ravelijn Owners' Association as of January 1, 2025. Due to the issues with TwinQ, it has not yet been possible to have this letter sent by NMG. Therefore, the board will send the necessary information to owners themselves, using the letters sent last year and the 2024 annual report approved by the General Meeting. We will do our best to inform you before March 1, 2026.

### **Recording water levels (for settlement of water consumption '25)**

All water meter readings are in. A quote has been requested from Bos for the water meters that are now (almost) illegible. This is partly due to the excellent work of the team that offered to help with the water meter readings at the December 2025 AGM. Many thanks, Carla, Jip, and Simone, for your efforts. Water consumption invoices can only be sent after we have resolved the issues with TwinQ (see above).

### **Vacancy: Chairman of the VvE Board**

At the June 2026 Annual General Meeting (scheduled for Thursday, June 18th), Mr. Robert Wolff (WB 246) will step down as chairman of the VvE board. This is due to a move to Muiden and the sale of his apartment in De Ravelijn. We are therefore looking for a new chairman. The most prominent task is chairing the Annual General Meeting. In addition, a chairman is a member of the VvE board, and tasks are divided among the board members based on availability (time), interests, and knowledge/skills. The board will soon be contacting owners for this position, but you are cordially invited to express your interest via: [vveravelijn@gmail.com](mailto:vveravelijn@gmail.com)



### **Stairwell coordinators wanted..**

The vacancy for "stairwell coordinator" posted on the noticeboards has fortunately generated a lot of responses. The board will be interviewing those who applied—thank you!—and will fill a single vacancy by contacting candidates directly. We will further explain the role of this position in a presentation during the June 2026 General Meeting and submit it to the General Meeting for a decision.

### **Garden inspection March '26**

Another garden inspection will be held in March. This is to maintain the uniform appearance of De Ravelijn and the building's state of maintenance. Roots from overgrown conifers or trees can damage sewer pipes, resulting in leaks; unfortunately, this is something we are experiencing.

The board will alert owners to any garden irregularities and request that they implement the necessary changes. If this is not done, the board will unfortunately be forced to call in a gardener to rectify the situation. A few rules (see also the House Rules): No ivy along privacy screens, no ivy along walls – this damages the mortar and bricks, no ivy or other plants along fences or steel structures, as this will void the paint warranty. No plants or anything taller than the privacy screens, and no plants growing through the beech hedge on the ground floor.



### **New Lampposts**



New LED streetlights were recently installed on Wageningseberg, Vaalserberg, and adjacent streets. Several residents of Wageningseberg reported that the lights were very bright and reported this to the homeowners' association (VvE) board. After submitting their complaints to the municipality of Utrecht, we received the following response:

"The municipality of Utrecht is currently replacing the existing public lighting with energy-efficient LED lighting. We are doing this for several reasons: sustainability, lower energy costs, and because the current lamps will no longer be available in the future. LED lighting may feel different at first. The light pattern is new, and the lamps sometimes need a little time to "burn in." In addition, the lighting will naturally become slightly dimmer over time due to

natural contamination of the fixtures. We therefore ask that you monitor the situation for a while. If you are still experiencing problems after a few months, you can, of course, report this again. We will be happy to review the situation with you."

### **Fiber optic**

As you know, a vital fiber optic cable was missing until now between the distribution point at Brennerbaan and the Groen and Turquoise stairwells. To our surprise, this connection was finally



installed at the end of January. This should make it technically possible for the apartments in these stairwells to still have a working fiber optic connection. KPN is sending an email to those who have a working connection, so that the owner can contact KPN. Owners can also contact KPN directly (this is not done through the homeowners' association board), on phone number 088-0063744.

### Further sharing of interesting facts in and about the Ravelijn



Resident Salco Kuijt (WB 238) recently arranged for a list of the most important emergency phone numbers to be posted on every stairwell. But, Salco has another idea. Besides starting and now managing the WhatsApp group "Oranje," he proposes creating a kind of newspaper with information about De Ravelijn, focusing on its residents. Each issue would include an interview with one or two residents. Placing advertisements for local businesses can help cover the costs. Salco is happy to coordinate all of this. Question: What do you think of this great idea? Would you be interested in being interviewed to help shape the content of this newspaper? Please send your feedback to Salco: [salcokuyt@icloud.com](mailto:salcokuyt@icloud.com)

Kind regards,

VVE Board: Ellen, Gerard en Robert (Jack & Cora moving along)