



NEWSLETTER VvE RAVELIJN

June 2026

Introduction

This newsletter focuses on a number of maintenance projects. A brief update on the settlement of water costs for 2025. Although the installation of fiber optic in De Ravelijn is not the responsibility of the VvE, we do want to help owners resolve “loose ends.” Finally, a brief note on the upcoming General Members Meeting.

As an attachment to this newsletter, we have included a submitted message from owner Salco Kuyt (WB 238), who, in a personal capacity, draws attention to the involvement of owners/residents in De Ravelijn.

Garden maintenance

Next Friday, June 12, the company Harkes will carry out garden maintenance work. A team of six people will start at 07:30 with the activities, during which necessary pruning will be carried out. This will inevitably be accompanied by considerable noise from garden tools, and we ask for your understanding of this.

New Intercom system – update

The installation of the intercom system is progressing steadily. Installation in the apartments at the Rainbow stairwell will take place on Wednesday, June 17 and Thursday, June 18. The Velectro team is meanwhile visiting some apartments where the newly installed system is still showing malfunctions. If your indoor unit is not functioning properly, please contact project supervisor Jack Vogels at vveravelijn@gmail.com. He will then take action with Velectro.

Project Flue Gas Ducts (in Dutch: RGA) – update

The independent technical agency, Spekschate Installatietechniek, was asked to conduct a representative study on the flue gas systems (RGA's) of our complex. That study was carried out on April 22nd and in the meantime, we have received the research report. Marjolein Zwiep, well known to you from, among other things, her involvement in the painting project 2025 / 2026, keeps a close watch on behalf of the VvE. The report is thorough and well-founded. In De Ravelijn, we have 2 types of flue gas systems: 37 apartments connected to a CLV system (CLV = Combined Air Supply and Flue Gas Exhaust), and 188 apartments that direct their flue gas to the roof through an individual exhaust. For both systems, a thermoplastic lining was installed in the flue gas exhausts in 2017 to preserve and protect the aluminum exhaust pipes. Spekschate particularly observes deficiencies in the connection between the horizontal pipes from the individual central heating systems in the apartments and the vertical pipes in the shafts. In the CLV systems, installed rubbers are deteriorating or showing cracks in many places, causing leakage at these connections. In the horizontal pipes of both the CLV systems and the individual RGAs, frequent condensate and sometimes contamination have been found, indicating an insufficient slope.



The condensate (which occurs when exhaust gases cool – the water vapor present then turns into water), is aggressive and will attack pipes, and especially connections. Dirt has also been found on the ground floor, at the base of the CLV systems, which can cause the base to rust and leak. This is just a selection of the findings of Spekschate. It is certainly not the intention to 'scare' you as the owner. We do not need to urgently repair or even shut down the flue gas ducts. On the other hand, we did not establish this project for 2026 for no reason; we do need to take action.



..wrinkles in the thermoplastic liner of an individual RGA...

Spekschate provides a considerable number of recommendations for “bringing the flue gas outlets into compliance with the applicable regulations as laid down in the building decree.” For the execution of this, among others, the company Wouterse and the supplier who applied the thermoplastic lining in 2017 will need to be involved. Marjolein Zwiep supports this. As soon as more clarity is available regarding the measures to be taken, the planning, and the consequences for the current and to-be-installed central heating systems of the owners, further information will follow.

Because the action plan will not yet be available at the General Meeting in June, this topic is not explicitly on the agenda. Marjolein Zwiep will be present on June 18 to answer questions.

What we do ask of you as an owner is the following.

NMG asked you in January to provide information about your central heating boiler. This information has not yet been received from all residents. It is of great importance for the next steps in this project to have this information available for all homes. Soon, owners from whom no information has yet been received will be contacted personally about this.

Project “etching windows”

Polyvile will continue its work immediately after the construction holiday '26. We have reserved September '26 with Polyvile to address damaged windows on the Vaalserberg side of De Ravelijn. Owners do not need to be at home.

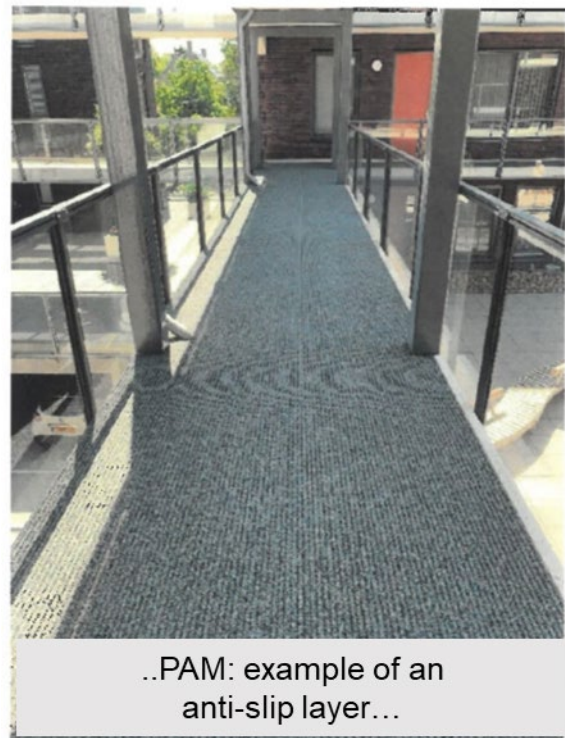
For clarification: when rainwater flows along an exterior wall (brick, concrete, or mortar), it dissolves minerals such as lime (calcium carbonate) and silicates (silicic acid). When this water then runs over the windows and dries there in the sun, deposits of lime and salts occur. The substances chemically react with the main component of glass (silicon dioxide), and the sun accelerates this process. As a result, the lime literally 'eats' into the glass, making the surface rough and microscopically damaged, recognizable by a white, gray, or rainbow-like haze or etched streaks. Polyvile is a specialized company that will polish the glass, thereby removing the



top, damaged microscopic layer of the glass. is removed with a special polishing paste and the glass becomes smooth and clear again.

Project gallery finishing coating (2027)

In the Multi-Year Maintenance Plan (MJOP) of VvE Ravelijn, the replacement of the coating of the galleries is included for next year. Of course, we will discuss the major maintenance program for 2027 at the upcoming General Members' Meeting (ALV), and the ALV will determine which works will be carried out (the MJOP is a guideline, not an obligation). We do want to gather the necessary information in 2026. What is going on? In various places on the galleries, there is cracking (a network of fine, shallow hairline cracks) in the coating of the gallery floors. This detracts from the appearance of the gallery. But most importantly, if nothing is done, water can penetrate the underlying concrete, which can lead to concrete decay (corrosion of the reinforcement). Through NMG, 3 quotes have been received from the companies Gacon, Balm, and PAM. Attached is a suggestion from PAM for applying an anti-slip layer – in this case, the underlying surface does not need to be stripped of the existing coating, the new layer virtually protects the old layer.



..PAM: example of an anti-slip layer...

Our question: which owner wants / which owners want to think along in working out the options, possibly preparing trial plots, and ensuring that the General Meeting is well informed? Please send your response to vveravelijn@gmail.com

Settling costs of water consumption

Thanks in part to the efforts of the Water Meter Readings project group and Ellen Stelloo's Excel work, the consumption of the individual apartments has been translated into a final settlement for '25. Some have to pay extra, while others will receive money back after settling with the paid advances.

For each apartment, a detailed overview of the meter readings, consumption, and costs is available. NMG includes this with the invoices that will be sent to the owners in the coming weeks. If you are to receive money back from the VvE, NMG will transfer this a few days after sending the invoice.

Fiber optic installation: the final touches..

Don't have a (working) fiber optic connection yet? Let us know! Last year, fiber optic was installed in our complex on behalf of KPN. Unfortunately, a number of apartments still do not have a



(working) fiber optic connection. The installation of fiber optic is not the responsibility of the VvE board, but given the large number of complaints from residents, we are trying to provide support where possible. Marjolein Zwiep will coordinate problems with fiber optic. We kindly request that you contact her before June 23, 2026, if you do not yet have a (working) fiber optic connection. She can be reached by email at mbzwiep@gmail.com or via WhatsApp at 06-46955006. She has already been in contact with the residents of WB 36, 38, 40, 84, 134, 136, 230, 232, and 234; these residents do not need to register again.

Neighbours day

After the very enjoyable 2025 edition, organized by Ravelijn residents, it will again be time for the “National Neighbours’ Day” on September 26 this year. Although its organization is not an official task of the VvE board, we consider this a valuable initiative that contributes to mutual involvement. That is why we are happy to support it.

Would you like to help with the organization of Neighbours’ Day 2026?

Then sign up via Jolande Voorma (WB12) email: jolande@fix-focus.nl

Together we will make it an enjoyable day!

Finally

We hope to welcome you to the upcoming General Members Meeting in June 2026.

After the staircase meeting in the Rainbow staircase on June 3rd (where no majority of the owners was present), the meeting will take place on Thursday, June 18th in the Musketon, with the planned start at 7:30 PM. The meeting will be in the Dutch language.

If you have any questions/comments regarding this newsletter, please send your response to vveravelijn@gmail.com

With kind regards,

The VvE Board – Ellen, Gerard and Robert, and Jack & Cora (aspiring board members)



ATTACHMENT

Living in Ravelijn: more than just a roof over your head

A submitted message in a personal capacity from Owner S.E. Kuyt, Wageningseberg 238

Why do people actually live in the Ravelijn apartment complex? A simple question, but the answer says a lot about how we live together in a building with no less than 215 apartments. Is Ravelijn merely a practical place to live, or can and should it be more than that?

Do people live here because the complex is conveniently located, close to the highway, and thus practical for work and mobility? For some, that will certainly play a role. Or do people live here because the housing market offers few alternatives and Ravelijn is simply an available living space? That, too, will be a reality for some residents.

But is that all?

Is an apartment merely a place where one comes home, eats, sleeps, and leaves the next morning? A private place behind the front door, without further involvement in what happens outside? If that is the only thought, then living is reduced to making use of bricks, elevators, galleries, and facilities, without regard for the bigger picture.

A complex like Ravelijn is, however, more than a collection of separate apartments. It is a community under one roof. A building that can only function well and remain attractive when residents realize that living also brings shared responsibility.

That does not mean that everyone has to become best friends or participate in everything. It does mean, however, that residents realize that the building, the common areas, the appearance, and the atmosphere do not stay good by themselves. That requires attention, involvement, and sometimes also effort. Not only from the board, the manager, or a small group of active residents, but from everyone who lives here and makes daily use of what Ravelijn offers. There is one more thing: the human aspect. In villages, people often talk about 'neighborliness' – looking out for each other, a greeting, a helping hand, involvement without being intrusive. In a large apartment complex, that sometimes seems farther away, but it is precisely there that it is valuable.

Even in a building with 215 apartments, a form of village feeling can exist. Not by connecting everyone intensively with each other, but through a culture of respect, attention, and shared responsibility. Because what happens if that involvement is lacking? Then anonymity easily arises. People live alongside each other. The building becomes something of "others" – of the management, the caretaker, the cleaner – but not of the residents themselves. And it is precisely there that decline often begins: in indifference.

A striking example of this is the attempt that was made to publish a periodical for Ravelijn. The idea behind it was simple but valuable: to inform residents, connect them, and provide a platform for matters that are relevant in the building. In the same context, a call was also made to form a small editorial team or working group, so that this initiative could be supported by multiple residents. At that time, no response came to that call. That can be disappointing and raises the question of whether residents had no time, were hesitant, or simply did not feel that their contribution would be meaningful. But perhaps that is not the end of the story. Because it can still happen. An initiative does not have to fail because a first call remains silent. Sometimes involvement takes time. Sometimes an idea needs to grow. And maybe there are residents who



now do think: maybe I can still contribute something, even if it's just a little.

After all, a building with 215 apartments cannot live on the initiatives of just a few. A community emerges when more people are willing to contribute ideas, offer suggestions, or take on a modest task. Not everything needs to be big or heavy; sometimes involvement begins with a simple response, a suggestion, or the willingness to build something together. Perhaps that is exactly the question Ravelijn must ask itself: do we want a complex where people mainly live individually and expect little from each other? Or do we, regardless of the building's size, still want to preserve some feeling of togetherness, of neighborliness, of sharing responsibility together? The question is therefore not only why people live in Ravelijn, but also how they want to live there. Do they want to live in a building where they merely pass by? A place that is only functional: close to the highway, an available apartment, an address where one eats, sleeps, and leaves again? Or does one want to live in a complex where residents, each in their own way, contribute to a pleasant, safe, and attractive living environment? A place where one not only owns or rents an



apartment but also feels co-responsible for the whole? For involvement does not only begin with major decisions or complicated meetings. It often starts small: with a greeting in the elevator, with respect for the common areas, with a response to a call, with thinking along, with lending a hand. Ravelijn can be a building made of bricks and doors. But it can also be a living environment with a sense of community, involvement, and neighborhood solidarity. That choice ultimately does not lie with "the other." It lies with all of

us. Because a building does not remain standing only through maintenance of bricks, but also through maintenance of involvement – and for that, it is never too late.

Kind regards, S.E. Kuyt – Wageningseberg 238 – 3524 LW Utrecht
 ravelijnkrant@icloud.com (The registration address)