



NEWSLETTER VvE RAVELIJN

August 2026

Introduction

This newsletter covers a wide range of topics. We begin with an invitation to a meeting regarding the long-term funding for the maintenance of De Ravelijn.

Next, we address the recent break-ins in the Rainbow stairwell, the resulting sense of insecurity, and the actions we plan to take. We then focus on our information system, TwinQ: specifically, how to locate archived data from the 2019–2025 period. After that, we cover two matters concerning the building: the handling of bulky waste and improperly parked Lime bikes. Finally, we include a call to report technical issues with sliding doors and windows, and conclude with a few points of attention from the VvE board. Enjoy the read!

Information and Discussion Session on Major Maintenance and Funding

On Thursday evening, **October 8, from 7:30 PM to 9:30 PM**, we are organizing an information meeting for all owners in our apartment complex. The evening is being prepared and facilitated by owners Carla Jacoby, Joost de Vries, and Gerard Westerveld.

During this meeting, we will discuss the major maintenance plans for De Ravelijn, as outlined in the Multi-Year Maintenance Plan (MJOP). However, the main focus of the evening will be on financing these plans: how do we secure the funds to carry out all this maintenance? The required investments are substantial. We would like to explore various options with you, such as:

- increasing monthly contributions in stages;
- a (temporary) additional contribution or reserve allocation;
- spreading out or phasing the maintenance work;
- taking out a loan on behalf of the Owners' Association (VvE);
- utilizing subsidy opportunities and/or financing schemes.

We value your input as an owner and want to provide an opportunity for questions, ideas, and discussion. For this reason, we have deliberately chosen to keep the meeting small-scale. We have scheduled this for October 8th. Should there be significant interest, we will organize a second—or possibly a third—meeting. In any case, everyone who registers will be able to attend a meeting.

Naturally, no decisions will be made during this thematic meeting. The outcomes of the session will be discussed at the General Meeting of Owners (ALV) in December 2026. At that meeting, we will jointly decide how to proceed with the execution and financing of the major maintenance work.

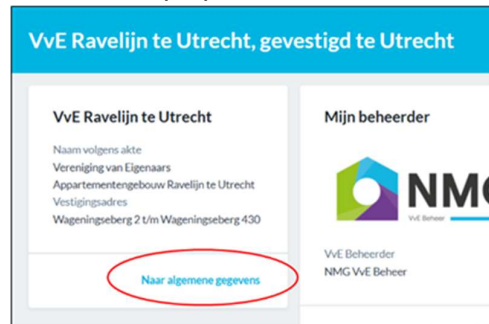
Would you like to participate? Please register by October 1st at the latest by sending an email to **vveravelijn@gmail.com**. After October 1st, we will send you the program and location details for the meeting on October 8th. We look forward to your participation!



Break-ins in the Rainbow stairwell / sense of insecurity

As you may have heard, several burglaries took place in the Rainbow stairwell during the first months of this year.

At the General Meeting of Owners held on June 18, owner Sander Sprenger undertook to share suggestions for security measures for further distribution among owners and residents. To this end, he has prepared a document containing practical advice on improving the security of your



home. It outlines various measures you, as a resident, can take yourself, along with an indication of the costs for each measure. This allows you to easily see which modifications might be relevant to your situation.

This document—many thanks to Sander (!) for it—can be found in TwinQ. In TwinQ, go to “Naar algemene gegevens” and then to “documenten” on the right-hand side of the page; there you will find the document titled “Adviezen voor bewoners Ravelijn omtrent veiligheid”

In addition, we are exploring—in consultation with a number of residents—further measures to enhance the safety of our complex. Proposals regarding this will be presented and discussed at the next General Meeting of Members.

Archived data in TwinQ

Both our previous property manager, Atrium Vastgoedmanagement, and our new manager, NMG VVE Beheer, use TwinQ, an information system widely used for managing homeowners' associations (VvE's in Dutch).

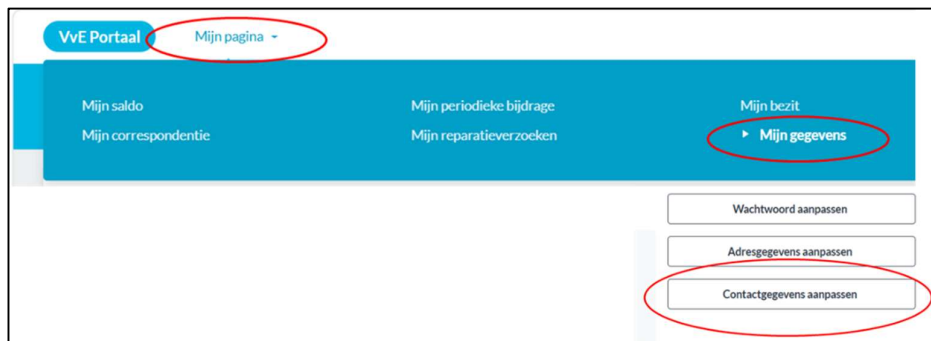
For new clients, NMG always starts with a fresh TwinQ environment; it does not simply take over the existing TwinQ environment from the previous manager. This prevents data clutter accumulated over the years—referred to by NMG as "pollution"—from automatically carrying over into the NMG TwinQ system.

A consequence of this, however, is that as a user, you cannot access information from before January 1, 2026, within the financial-administrative section of "NMG TwinQ." Naturally, this data has been preserved. As an HOA, we are required to retain all basic financial records—such as supplier invoices, bank statements, cash books, accounts receivable and payable records, and the general ledger—for at least the past seven years (currently covering the period from 2019 through 2025).

For apartment owners at De Ravelijn, archived data in TwinQ can be found under > Administratie > Vergaderingen. Annual reports, budgets, and minutes for the years prior to 2024 are available on our website: www.vveravelijn.com



While you are logged into TwinQ, could you please also check the contact details registered for



you? You can access these via > Mijn Pagina > Mijn Gegevens. It is important that we have your current email address and telephone number on file—the latter is also needed for emergencies.

In NMG's TwinQ system, you can **update** your email address and telephone number(s) **yourself**. The board obtains tenants' telephone numbers via the "rental user declaration" form, which every owner is required to complete if the apartment is being rented out. If you have any questions about this, please contact the board at **vveravelijn@gmail.com**.

Do not leave bulky waste next to the waste containers on Wageningseberg...

Underground waste containers have been installed at two locations along the Wageningseberg where owners and residents can dispose of their household waste.

Unfortunately, we are increasingly finding bulky waste (such as cardboard boxes, construction waste, mattresses, and furniture) left beside these containers. This creates an unsightly mess, is unhygienic, and is simply not permitted under the regulations of the Municipality of Utrecht.

It is possible that a large portion of the bulky waste comes from people who do not live on the Wageningseberg. Some residents have now agreed to take photos of the license plates of cars from which waste is being dumped.



So, what is the proper way to handle this? If you cannot take your bulky waste to the Lunetten waste sorting station (Address: Zwarte Woud 250, 3524 SL Utrecht) yourself, you can schedule a free bulky waste pickup via the Municipality of Utrecht's website.

[Grofvuil, afspraak maken voor ophalen | Gemeente Utrecht](https://loket.digitaal.utrecht.nl/nl/producten/grofvuil-afspraken-maken-voor-ophalen)

URL: <https://loket.digitaal.utrecht.nl/nl/producten/grofvuil-afspraken-maken-voor-ophalen>

In English:

[Waste | gemeente Utrecht](https://www.utrecht.nl/city-of-utrecht/waste)

URL: <https://www.utrecht.nl/city-of-utrecht/waste>



Lime bikes on the Wageningseberg...

Let's stay outdoors for a moment... you may have noticed that we are seeing more and more electric shared bikes on the streets. Starting in early 2026, the company Lime will operate the regional shared bike system in Utrecht and surrounding municipalities. Shared bikes offer a sustainable and flexible alternative to short car journeys. The aim is to make it attractive and affordable to cover the "last mile" by bike after a public transport trip.



Since January, over 2,000 bikes have been available in and around the city of Utrecht. So much for the positive sides of this... the city of Utrecht receives a lot of complaints about Lime bikes being parked incorrectly after use.

Although Lime states that it provides users with strict guidelines on parking the bikes, and has already blocked 80 people in Utrecht for not following the parking rules for shared bikes, we are now also experiencing problems on the Wageningsberg (see attached photo); a vigilant owner recently pointed out this situation to us near the Rainbow stairwell.

The Lime app displays no fewer than 18 designated parking spots for Lime bikes along Wageningseberg. However, these locations coincide with existing public bike racks that are, in practice, almost always fully occupied by residents' bicycles. Consequently, there is usually no room for Lime bikes in the racks. Users then leave the shared bikes haphazardly next to the racks, creating a cluttered streetscape and causing an obstruction for pedestrians and cyclists.

We have therefore asked both Lime and the Municipality of Utrecht to address this issue. The situation is most critical at the Rainbow bike parking area (which is located on our property, whereas Lime bikes may only be parked on public land). We want the designated parking spot there to be removed as soon as possible. Both the Municipality of Utrecht and Lime have acknowledged receipt of our request; we will keep you updated.

If you encounter an improperly parked Lime bike, please send a message to **vveravelijn@gmail.com**—ideally accompanied by a photo.

Finally, we urge residents and owners to store their bicycles in their own storage rooms downstairs whenever possible, so as to keep sufficient spaces available for visitors.



Inventory of defects in sliding doors / bathroom windows: maisonnettes

This item is also in the newsletter thanks to owners thinking along. Over time, we keep receiving reports from residents of maisonnettes (3rd floor) who experience problems with their sliding doors. For example, it is mentioned that the tilt function doesn't work, the door sticks, or the door gets stuck at one point. And there are reports of issues with the bathroom windows, where the main common factor seems to be that something appears to have broken, preventing the window from opening fully and limiting it to the tilt position.

By inventorying, collecting, and addressing the problems together, it might be possible to solve them faster and cheaper. The costs will likely still mostly fall on the owners themselves, but they could be lower by bundling and fixing similar technical issues together. After consulting with suppliers Ko-Tech and Eenhoog, we ask you to report any issues with sliding doors and bathroom windows in maisonnettes to us at **vveravelijn@gmail.com**. Owners who have already done this don't need to do it again. We will then look at how we can bundle the issues and get back to you.

Final remarks

Have you already noted in your calendar the autumn meeting of apartment owners (ALV)? The stairwell meeting will take place on Tuesday, November 10, '26. In case less than half of the voting rights are represented (and then no legally valid decisions can be made), we have scheduled a second meeting on Thursday, November 26, '26. That meeting will take place at the Community Center "Heart of Hoograven," 't Goylaan 77, 3525 AL Utrecht, from 7:30 PM – 10:00 PM.

The VvE board will, among other things, present the draft 2027 budget. For the 2027 major maintenance planning, we use the MJOP and also take current construction-related issues into account. In close consultation with our technical coordinator at NMG, Peter Heijnekamp, we prepare the maintenance projects and share as much information as possible with the owners beforehand. The ALV decides on the projects to be carried out in 2027.

By the time this newsletter is released, it will be August 5 – many of you may have already had your vacation; hopefully it has given you energy again.

For those who are still on vacation, or about to go: have a great holiday!

And for everyone, including those staying at home: if you have any questions or comments regarding this newsletter, please reply to **vveravelijn@gmail.com**.

We usually respond quickly to your emails and appreciate your involvement.

Kind regards,

The Board – Jack, Cora, Gerard, and Fred (joining us)