NEWSLETTER VvE RAVELIJN

Oktober 2026

Introduction

Dear owners and residents,
With 215 apartments, we form a large community together. Good maintenance and comfortable living require the involvement of all of us. In this newsletter, you can read about the upcoming Annual General Meeting (AGM – ALV in Dutch), the discussions about the multi-year maintenance plan, and a few practical points of attention for our complex.

Carbon Monoxide Detector: a Small Investment That Can Save Lives!

Recently, a resident of our apartment complex was woken up twice in the night by their carbon monoxide detector. During the second alert, a concentration of no less than 180 ppm (parts per million) of carbon monoxide was measured. Thanks to the detector, the resident was able to take timely action, and in consultation with the fire department, the boiler was switched off.
This incident highlights how important a properly functioning carbon monoxide detector (CO detector) is.
Carbon monoxide is a dangerous gas that you cannot see, smell, or taste. A faulty or poorly maintained boiler can produce carbon monoxide, which can have potentially life-threatening consequences.
A defect in the vent or chimney can also be the cause. Wouterse was immediately called in to analyze and resolve the problem.
Our urgent call to all residents is:
• Make sure you have a properly functioning CO detector in the right spot in your apartment.
• Regularly check that it's working and replace the detector on time.
• Have your boiler serviced periodically by a CO-free certified company.
• Does your CO detector go off? Warn your housemates, go outside immediately, and call 112.
A CO detector can save your life. Don’t have one yet? Don’t wait to get one!

Board members wanted

There is always a need for strengthening the VvE board. Please sign up with the board if you have some free time in your schedule and you also think it’s important that our building stays in good condition and that residents can live here comfortably.
Please send responses to vveravelijn@gmail.com

Annual General Meeting (AGM – ALV in Dutch) in November

In November, we will hold the Annual General Meeting (ALV) of VvE Ravelijn. On the agenda are the budget and major maintenance for 2027. Technical coordinator Peter Heijnekamp from NMG will be present to explain the maintenance projects. After that, the ALV can decide which projects will be carried out in 2027 – the ALV makes the choices.
The stairwell meeting will take place on Tuesday, November 10, 2026. If less than half of the total voting rights are present or represented by proxy during this meeting, no valid decisions can be made. In that case, a second meeting will be held on Thursday, November 26, 2026, where decisions can be made on the same agenda items regardless of the number of votes represented. This second meeting is scheduled for Thursday, November 26, 2026, and will be

held from 7:30 PM to 10:00 PM at the Hart van Hoograven community center, ’t Goylaan 77, 3525 AL Utrecht, rooms 1 and 2.

Do you want to put a topic on the agenda as an owner? Send your proposal, with any attachments, by Wednesday, October 28 to vveravelijn@gmail.com. We will send out the agenda and meeting documents by Friday, October 30 at the latest. Please read the documents in advance: this way we can ask focused questions and make decisions during the meeting. Your participation is important. The choices about maintenance and the budget affect our building and our joint finances.

Looking back at the meeting on October 8

On Thursday, October 8, the first meeting between owners about 'long-term maintenance of the apartment complex and its financing' took place. This meeting was prepared by the owners Carla Jacoby, Joost de Vries, and Gerard Westerveld.
At the beginning of the meeting, it was explained that this was a session by and for the owners. So, not a 'the board tells' meeting, but a discussion where the presentation was given by the working group and every owner could have their say.
The owners discussed the multi-year maintenance plan (MJOP), the guideline for major maintenance at De Ravelijn from 2025 to 2044. The MJOP shows which tasks are expected and helps us plan ahead. The plan does not automatically fix all tasks, as Gerard (WB266) pointed out. The execution of the plan is entirely in the hands of the General Meeting of Owners (ALV).
Owner Joost (WB426) explained the different financing options: saving, borrowing, and a combination. Joost illustrated these choices (and their combinations) with a number of calculations. Some owners indicated that there should first be an independent assessment of the necessity/usefulness of the costly window/frame projects in 2032, 2037, and 2042 before we start saving a lot of money for them.
According to the owners present, it was a meaningful meeting.
The next meetings are on October 29 and November 12. These are nearly full. We keep the groups to a maximum of 25 owners so there is room for questions and a good conversation. More meetings will follow at the beginning of 2027; we are also considering a meeting in English. Haven’t signed up yet? Then email vveravelijn@gmail.com
After the owners have shared their views, the working group aims to present the collected opinions to the General Meeting in June 2027.

Stairwell Coordinators

Good news: there is now a coordinator for all eight stairwells. Thanks to everyone who has taken on this role. The coordinators will introduce themselves in their stairwell.

An important task for a coordinator is welcoming new owners/residents. Additionally, but this needs to take shape in practice: noticing defects and unusual things in the stairwell that are important for the residents of that stairwell (and possibly the other stairwells too). So, from time to time, take a walk through the stairwell and be a listening ear for input from fellow residents regarding the living environment, safety, etc. Passing on defects and signals from residents to the appropriate committees (VvE Board or NMG).
At the upcoming ALV, we will take a moment to focus on this role again in De Ravelijn.

Autumn in the garden

Trees and shrubs have grown a lot over the past few months. So take another look at the height and width of the plants in your garden on Wageningseberg. Does everything still meet our house rules and are paths and walkways clear?
Remove unwanted growth from the beech hedge and clear away loose branches and leaves where they cause inconvenience. Want to prune? Pick a time that suits the type of tree or shrub. This way we keep the gardens tidy and the walkways comfortable to use. Thanks for your cooperation.



Open the door with the doorknob

Recently, a key broke again in a common access door. Please use the key only to turn the lock. Then open the door with the doorknob or handle. Pulling on the key can bend or break it. Is the lock stiff? Don’t force it and report the problem so it can be checked.

Apply for a parking permit before November 1

From November 1, 2026, paid parking applies in Lunetten North and part of South, including Wageningseberg and Vaalserberg. The hours are Monday to Friday from 6:00 to 11:00 AM. Do you want to park on the street with a resident permit? Apply before November 1 through the municipality of Utrecht.
Check how many permits you can get for your address. Having your own parking spot or a shared garage can affect this. You can find the conditions and the application link on the municipal page below.
www.utrecht.nl/wonen-en-leven/parkeren/invoeren-betaald-parkeren/lunetten

With kind regards,
The VvE Board – Jack, Cora, Gerard and Fred (associate member)