

# Welcome to the Magelungen housing association

The Magelungen housing association was founded in 1954. The first members moved into their flats in 1956. The association is in possession of the site-leasehold right and owns and manages the buildings on three blocks: Ledstången and Skärmväggen 1 and 2.

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## Association office

The association office is located at Skebokvarnsvägen 265 (entrance from the street) and is manned from 7 to 7.30 a.m. on weekdays. At other hours of the day you can leave messages on answer-phone 08-86 42 87, which is checked several times a day, or send an e-mail to [fastighet@brfmagelungen.se](mailto:fastighet@brfmagelungen.se)

*(picture)*

The association has two full-time caretakers: Pia Johansson and Kjell-Åke Nilsson.

Malfunctions related to heating, water, lifts, heated towel rails and other facilities within the caretakers' area of responsibility should be reported as described above.

## Estate management

The association has employed staff and entrepreneurs who manage estate services under the superintendence of the board of directors.

If you need assistance in your flat with something outside the association's area of responsibility, you can call in our caretakers. Time admitting, they will gladly assist you at a cost of 50 SEK per fifteen-minute period or part of that period.

## Reporting faults

### Daytime

Faults can be reported at any time to answer-phone 08-86 42 87 at the association office or e-mailed to [fastighet@brfmagelungen.se](mailto:fastighet@brfmagelungen.se).

### Evenings and holidays

Proceed as follows when an emergency fault situation occurs after ordinary working hours and during holidays. If the fault has not been remedied following instructions from caretaker Kjell-Åke Nilsson, 070-714 43 92, then report to *Jourmontör AB*, phone 08-657 77 22. If the lifts do not work, please report to Kone, 0771-50 00 00.

Examples of emergency fault situations are floods, or the risk of flooding, and power failures in lifts and anywhere in the flat. Always start by checking fuses and the circuit breaker. The latter can be tripped when overcharged - too many electrical devices may have been using the same group of fuses.

You will find the circuit breaker in the fuse box just inside your outer door. If you feel unsure about how to restore the circuit breaker, any neighbour of yours will probably be able to help you. Make sure that you have 16 amp fuses at home.

*(Picture)*

circuit breaker  
16 amp fuses

It is not self-evident that the association should pay if you call *Jourmontör AB*. A turn-out to remedy a simple fault can cost several thousand SEK.

## Association office

### Board of directors, and finance

The ordinary general meeting is held annually before the end of June. The board of directors which is to handle the association's finances and management is elected at this meeting.

Proposals (motions) to the general meeting must have been received by the board of directors before the end of December.

Other proposals and viewpoints can be handed over to the association office, or by e-mail to the board.

### Members of the board and functionaries as from April 25th 2017

Chairman	Carin Wallemo	Skebokvarnsvägen 245	070-228 84 79
Vice-chairperson	Gun Edin	Skebokvarnsvägen 265	070-771 27 70
Member	Mikael Jonsson	Skebokvarnsvägen 290	070-541 01 52
Member	Eva Granat	Skebokvarnsvägen 265	070-771 65 16
Member	Marina Arakelyan	Skebokvarnsvägen 279	073-766 39 60
Member	Kerstin Karlsson	Önskehemsgatan 8	076-093 64 70
Member	Ahnna Östling	Skebokvarnsvägen 245	070-095 55 11
Member	Magnus Hamrén	Skebokvarnsvägen 265	073-312 65 91
Member	Katarina Strandberg	Skebokvarnsvägen 279	070-532 04 45
Member	Björn Eriksson	Skebokvarnsvägen 308	073-834 30 60
Member	Kjell Ottosson	HSB Stockholm	010-442 11 00
Administrator	David Olsson	HSB Stockholm	010-442 13 37
Auditor	Leila Lindström	Skebokvarnsvägen 265	070-718 46 94
Deputy auditor	George Lundqvist	Skebokvarnsvägen 306	070-514 18 71

### Nominating committee

Convener	Lisbeth Sagefjord	Skebokvarnsvägen 279	070-755 26 11
	Lars Mettälä	Skebokvarnsvägen 285	073-312 28 07

### HSB Service centre

010-442 11 00

### Association charges

- Living in a cooperative flat means that all flat owners share the association's income and expenditure.
- It also means that we pay no rent for our flats but an annual charge which is divided up into twelve monthly payments. According to the directions, the association debits you a mortgaging charge when you transfer your flat, and also a transfer charge. These two charges correspond to 3.5 and 1.5 per cent of the basic amount.

- Electricity: The association has procured electricity for the entire association, which means that you retroactively, once a month, pay for the electricity you have consumed. 2020: 1:40 SEK/kWh.

## Management

Under an agreement, the association engages HSB Stockholm for administrative and financial management. Administrator: David Olsson. Requested by the association and under supervision, HSB carries out the following tasks:

- Handling of finances, book-keeping, notification of charges; handling of claims, mortgages and transfers; writing of contracts relating to garage and parking lots, etc.
- HSB and the board of directors can also give advice regarding your flat, for example preventive maintenance, rebuilding, and repairs.

## History

The Magelungen housing association is in the southern suburb Högdalen in Stockholm (Vantör parish) with the addresses Skebokvarnsvägen and Önskehemsgatan. The association was formed in 1954 and the first members moved into their flats in 1956.

The association possesses the site-leasehold right and owns and manages the properties in the blocks Ledstången and Skärmväggen 1 and 2. The buildings have about 500 flats in four ten-storey houses and eleven three-storey houses. There are also 32 garages, four laundry rooms and a number of other rooms.

The following major changes and improvements have been made after 1990:

1992/93	New facing and additional insulation and new balconies on the high-rise buildings
1993/94	All roofs on the low-rise buildings were reconstructed
1998/99	Broadband connection being installed in all flats
2001/03	Pipe replacement and renovation of all bathrooms. New electricity with a circuit breaker, and new balconies on the low-rise buildings New colours on the front of these buildings
2005/06	Preliminary sorting of household refuse was introduced Integrated measurement of electricity consumed
2008	Additional insulation of windows
2011	Installation of APTUS, an electronic lock system with an electronic tag for the low-rise buildings in the block called Ledstången. The association took over the rooms, and one flat was added.
2012	Exhaust-air heat pumps and new fans were installed in the high-rise buildings APTUS lock system was installed in the four laundry rooms, the six refuse rooms, and the gates to Skärmväggen 1 and 2
2013	The laundry room and the appurtenant rooms in gate 255 were rebuilt into two flats

2014	The laundry room at gate 273 was totally renovated and now contains three laundry rooms, one ironing/mangling room, and a play/pause room
2015	The association room was renovated
2016	A new guest flat at Skebokvarnsvägen 271
2017	Sorting of waste food was introduced Renovation of the laundry room at gate 296
2018	Premises in gate 275 was turned into a flat. New lifts were installed. Rooms for bicycles and prams got new doors.
2019	The stairwells were repainted Charging station New gym

## **The flat**

### **TV**

All flats have a socket for connection of cable TV.

If your TV does not function satisfactorily, and if you suspect a faulty antenna system, before you report the error to Tele2, phone 90 444. please contact your neighbours to find out whether or not they have the same faulty reception. You can also visit their home page [www.tele2.se](http://www.tele2.se) and click on operational disturbance. When you enter your address you will be informed about work in progress and when faults, if any, are expected to be rectified.

If Tele2 has no operational disturbances, you can contact the caretakers during the regular working-hours.

The association is responsible for maintenance of the antenna system, but if it is faultless, the flat owner pays for the inspection carried out.

To receive current information and updates about the cable TV, please use the information channel.

### **Broadband**

Connection can be arranged by  
Telenor 020-222 222      [www.telenor.se](http://www.telenor.se)  
Tele2, 90 444              [www.tele2.se](http://www.tele2.se)

### **Kitchen fans**

Only carbon-filter fans are allowed in the high-rise buildings (Skebokvarnsvägen 281, 245 and 265, and Önskehemsgatan 8). Ordinary fans can be used in the low-rise buildings.

## **Complaints**

If you are disturbed by a neighbour, start by talking to the person concerned. The problem can often be solved together. If it remains unsolved, you will have to lodge a written complaint with the Board. You are, of course, guaranteed that the handling of your complaint is confidential.

The association office makes surveys by handing out lists about disturbance when needed.

## **Cellars and attic stores**

All flats have an attic or cellar store, and a food cellar. These facilities are marked with the number of your flat.

## **Stair-wells**

Never place prams, bicycles, walker frames, rugs and other inflammable objects in the stair-wells, since these are escape routes in the event of an accident. The obstructive objects also make entrance more difficult for rescue and ambulance personnel, and for disabled people, and cleaners.

## **Motor traffic**

The association has introduced parking prohibition in the area. (Loading and unloading are the only exceptions from this rule.) The society engages Aimo Park for patrolling.

The penalty for infringement of the parking rules is a parking fine. This applies to residents and visitors alike.

## **Maintenance of your flat**

The brochure "*Vem ska underhålla bostadsrättslägenheten i HSB?*") describes the maintenance you must carry out and pay for.

Some tips about maintenance of flats:

The supply air valves at the windows should always be open. This is important for the ventilation to function.

When you have had a bath or a shower, leave the door or window slightly open to allow the moist air to evaporate.

Shutting off the heated towel rail in the bathroom is prohibited.

See to it that the exhaust valves in the kitchen and in the bathroom are kept clean.

Shut off the water connection to the washing machine and the dishwasher when not in use. This reduces the risk of any water damage that might occur. Make sure now and then that supply and drain hoses are intact.

If you plan to paint your balcony floor, use only paint intended for this purpose. Otherwise, the moisture is bound in the concrete which will impair its durability.

To avoid wear-out, regular greasing of hinges and locking device on the balcony door is recommended.

See to it that large pieces of furniture are not placed in front of radiators, since this prevents the distribution of warmth in the room.

## **Jointly owned premises**

### **Association room**

The association has a room at its disposal at Skebokvarnsvägen 265 (entrance from the street). It can take 50 people and is adapted to suit those with a handicap. The kitchen is well equipped: a cooker with oven, dishwasher, percolator, cutlery, glasses and china.

This room is let out to members of the association only. The one-for-all cost is 300 SEK. You have to be 25 years old or older to rent it.

When the room is let out, a deposit of 500 SEK is charged. It will be paid back

- if the room has been put in order as agreed
- if no complaints have been lodged by neighbours

The caretakers are responsible for showing the room and for handing over keys and a payment slip.

### **Gym/Table Tennis/Joinery**

Entrance from the outside of the building at Skebokvarnsvägen 300. You can buy a separate electronic tag to its entrance for 200:- at the association office.

For Table Tennis and Joinery you borrow a tag at the association office.

### **Sauna**

Entrance from the gable of Skebokvarnsvägen 294. You make your reservation outside the sauna. The tag works between 07.00 and 22.00.

### **Guest flat**

A guest flat is available at Skebokvarnsvägen 271. It has two single beds and sleeping accommodation for two in a bed settee. You can book it at the association office; the cost is 300 SEK per night. Deposit (repayable) 500 SEK.

N.B. No smoking and no animals.

### **Laundry rooms**

Laundry rooms are available in the buildings at Skebokvarnsvägen 257, 273, 282 and 296.

The electronic tag is used for entry to the room and for booking a time for washing. Use of the laundry rooms is free of charge.

The laundry rooms have a booking board outside the laundry room. You can also book a laundry room on our home page, [www.brvmagelungen.se](http://www.brvmagelungen.se).

You can only book one washing session at a time.

It goes without saying that the association's laundry rooms may only be used by members.

Neither the first nor the last washing time is available on Sundays and holidays.

Cleaning – see notice in the laundry rooms.

N.B. The laundry rooms are open between 7 a.m. and 10 p.m. The electronic tag does not function at other hours of the day and night.

### **Washing rugs**

A heavy-duty washing machine is accessible in laundry room 3 at Skebokvarnsv 273.

### **Rooms for bicycles and prams**

Each building has a room for bicycles and prams. Notice the association office if you need access to these rooms. Only prams and walker frames are allowed in the rooms for prams.

### **Refuse room**

The association has six rooms for preliminary sorting of household refuse. These rooms are situated at the entrance to Skebokvarnsvägen 249, 263, 281, 286, and 300, and Önskehemsgatan 12. All of the rooms are opened with the electronic tag.

**The refuse room is open between 6 a.m. and 10 p.m.**

### **Room for bulky refuse**

The association has a room for bulky refuse at Skebokvarnsvägen 285. It is opened with the electronic tag. Please read the notice saying what you are allowed to throw away. No refuse on the floor; everything must go into the dust bins.

**Open between 7 a.m. and 8 p.m.**

### **Other refuse**

The members themselves are responsible for removal of discarded interior fittings, building refuse, freezers and refrigerators, stoves and the like. There is a recycling plant in Högdalen industrial estate and at Östberga. Please read the available information.

Under no circumstances should rubbish and bulky objects be placed in cellar stairs or in other public spaces – nor in front of entrances.

### **Garages – Parking lots**

The association has 32 garages and 117 parking lots with outlets for engine pre-heaters. Applications for garage and parking lots are submitted to the association office. The waiting time for garages is about ten years at present. For parking lots it is often a matter of two years.

Garage and parking lots are not tied to the flat and therefore revert to the association in cases where the person involved moves.

When the engine pre-heater is not in use, remove the electric cable and store it in the car. This precautionary measure eliminates the risk of children at play being hurt.

## **Leisure activities**

The housing association has a Senior Club – a subdivision of *HSB Stockholms Fritidsavdelning*. The club meet once a month in the association room. Notice is made in the entrances to buildings one week in advance.

The programme varies: talks, lectures, showing of films, bingo or some other entertainment.

The club also arranges travel once or twice a year at strongly reduced prices.

For several years, school gymnastics and Qigong have been arranged once a week. Notice is also given at entrances.

If you want to know more about the Senior Club, please contact the chairman Eva Granat, 070-7716516.

## **Regulations**

It is important that we take care of the properties and the interior fittings. The less maintenance costs, the better our chances of limiting increases of charges, and also our chances of improving both the internal and external environment.

People in a block of flats become more or less dependent on each other. All of us have different habits and manners of living, and cooperation is therefore the be-all and end-all. A good prerequisite is a positive attitude and so is respect for each other's wishes.

Apart from the regulations that have been laid down, the directions in the respective leases apply to rules in the flat contracts.

Hereafter follow the regulations which apply to our housing association. All of us are in duty bound to adhere to them.

### **All members of the Magelungen housing association should**

- take care of the association's property and keep it well-tended
- respect the stipulation that silence reign between 11 p.m. and 6 a.m. weekdays, weekend, holidays 9 p.m. and 8 a.m.
- report to the association office or to the HSB office any damage that necessitates **immediate** action. For reports after working hours, see page 1.
- see to it that the entry doors are locked
- never leave doors to cellars, garages etc. unlocked
- always make sure that no bicycles, prams, furniture, walker frames, etc. are placed in public spaces, such as entrances, floors, and cellar stairs
- economize on water, heat, and electricity. Never leave water-taps open when the main taps of the building are shut off

**Members should not**

- set up parabolic aerials, masts, or the like, that protrude from the frontage and rails
- use the flat and other association rooms for purposes other than those intended
- lay doormats outside the flat, because it will make cleaning more difficult
- grill on the balcony – there are special grill facilities in the area
- shake mats and clothes from the balcony, nor hang washing there in full view
- hang flower boxes on the outside of windows and balconies

**Exercising domestic animals within the association's area is prohibited.  
The same goes for feeding birds from windows and balconies.**

## Explanatory notes

Fa Association office

Fö Association room

Gs Bulky refuse

Mö Exercising room, sleeping accommodation room

P Parking lots

S Refuse room

Ti Collection of newspapers

Tv Laundry room

Lek Play