



## Information letter

April 2025

Hello all neighbours!

Here is an information letter from us on the board now that a little more than three quarters have passed for this term of office.

We are approaching the annual general meeting which will be held at Restaurant Ernesto on June 3rd at 7:00 PM, the same place as last year and a notice will be sent to your mailbox as it approaches.

Below is the information letter, enjoy reading!

## Nya Flygaren

As many of you are aware, the association previously approved a project called “Nya Flygaren.”

This project includes several components, and you can learn more about it by:

- 1) Go to the association's website <https://flygaren1.se/>
- 2) Click on “Nya Flygaren”.

As mentioned in our previous newsletter from December 2024, one of the top priorities in the Nya Flygaren project regarding maintenance on the high-rise buildings is the roofs.

During the autumn of 2024, we held meetings with five different project managers who may potentially take on this assignment. For those who are curious, the five companies we met with are: Sweco, Afry, Roslagens Plåtkonsult, SBC, and Fastighetsägarna.

After some considerations, the board has decided to move forward with the company AFRY.

With the project manager now selected, we will start discussions internally, with the project manager, and with our financial administrator to decide which elements of the Nya Flygaren project can be incorporated into this phase.

More information about this will be available in the next newsletter!

## The association's finances

As we stated in our previous newsletter, the association's loans have been a major issue for the board to deal with, during the past year. This was due to a total of 110.4 million SEK in loans that required refinancing, making it necessary to negotiate the interest rates.

This approach has proven beneficial for the association, as we chose to place a majority of this amount on a variable interest rate. As a result, the association has been able to take advantage of the interest rate cuts that have occurred in the country over the past six months.

We are closely monitoring the market, and now that the conditions are becoming a bit more uncertain again, we are once again reviewing what will be the best course of action moving forward.

The association's largest loan of 42.8 million SEK, is due in the summer (2025-07-30).

Maybe it is time for the board to do the opposite now, to start fixing the interest rates.

We will see, by the end of April, we will resume interest rate negotiations, like we did last year.

Earlier this year, the Riksbank lowered interest rates, which has affected the association's variable-rate loans. See the updated details below.

Loan 1: December 2024: 2,93% Interest rate.

Same Loan in March 2025: 2,65% Interest rate.

Loan 2: December 2024: 2,90% Interest rate.

Same Loan in March 2025: 2,67% Interest rate.

## New Agreements

In this newsletter, there have been no major changes to the association's agreement, except for one update.

We do not think it escaped many in the association that this year's snow removal by our current company, Alltrac, was handled poorly.

Communication with the company regarding these issues has not been very successful either. The snow was cleared in an inefficient manner, and both facades and curbs were damaged.

As a result, we have decided to terminate the contract with Alltrac. We do not want them to handle snow removal next winter.

We have now signed a new agreement for snow removal with RB Entreprenad. They have left a very professional impression on us, and we look forward to working with them next winter.

As mentioned in the previous newsletter, the association has changed the parking company in the area, from AimoPark to Parkit.

We, from the board, would like to announce that the contact with the new parking company has been going very smoothly, and we are very pleased with the change!

## Maintenance

As usual, minor ongoing maintenance is being carried out continuously. The rental apartments are refreshed as needed, partial ownership changes take place, and people move in and out, with these transfers being reviewed by us on the board.

The HVAC system has been replaced in the building body of gates 11-15, as per the maintenance plan.

Now that we are entering brighter times, one thing we are currently reviewing is the lighting of the walkway behind the high-rise buildings.

In winter, it becomes very dark back there, and it would be beneficial if we could improve the lighting beyond just the laundry room lights. We are exploring different solutions for this with our property manager and will provide an update on the matter. The main reason for this review is the darkness during the winter months.

Another update in the area is the addition of a sign at the guest parking spaces, granting the board the authority to issue digital parking permits. This is to provide better service to the contractors who come to work in our area, allowing them to park for free while performing their work.

Earlier this year, the fan motor for the building body of gates 11-15 malfunctioned and needed to be replaced.

A less pleasant but necessary change is that the handles on the patio doors in all the laundry rooms have been removed. This was done because the patio doors had been left open.

## Apartments

A brief update regarding the apartments since the last newsletter:

We have just completed the renovation of a former rental apartment, which will soon be photographed and listed on Hemnet. Additionally, we already have an apartment listed on Hemnet for some time.

The market is currently slow, but sooner or later, the apartments will sell, and that will bring in funds for the association.

Since the last newsletter, we have also received another rental apartment that will be converted into a condominium.

## A fun one:

The board has, for the past few weeks, been meeting with this year's nomination committee. The committee has now started its work by going door-to-door in the area to see who might be interested in joining the board for the next term.

If you are eager to contribute to the community, seize the opportunity and join the board!

## A boring one:

It is unfortunate that there is litter here and there in our shared residential area.

There are both waste bins for trash and recycling bins in the area. We, on the board, are happy to receive concrete suggestions on how we can address this issue.

Email the board at [styrelsen@flygaren1.se](mailto:styrelsen@flygaren1.se)

That's all for now, let's look forward to brighter times and see you at the annual meeting in June!

