

Rules of conduct for Brf Söderberga Allé

We own and live together in our association!

This means that we all share the responsibility, are helped to maintain "health, order and good condition" and that we show each other respect. As a resident of the association, you are responsible for ensuring that your guests and residents also follow the rules of conduct. All the rules also apply to sub-tenants as well.

Annoying (disturbing) sound

Between the hours of 22:00 to 07:00, it should be quiet and peaceful. If you are having a party or renovating, we ask you to inform your neighbors in advance. All craft work that is sound-inducing may only be carried out on Monday – Friday during 08.00–18.00 and on Saturday during 10.00–16.00. Sundays and public holidays are renovation-free.

Security, home protection and burglary

Entrance, basement and garage doors must be kept closed. Do not leave the doors open unnecessarily and do not hand out the door code to unauthorized persons. It is also important not to let in any unauthorized persons. Encourage those who want to

be admitted to contact the person they are going to visit instead. The home protection is not stronger than what we can do together.

Do not block public areas

The stairwells must be free of strollers, boxes, kick bikes and everything else so that ambulances and other rescue personnel can arrive quickly and easily in the event of illness or fire. Besides, you can get out quickly if needed. Store your things inside your apartment, storage room or in a bicycle or stroller room.

Vehicles on the Courtyard's path.

The path is an escape route where rescue vehicles must be able to get around unrestricted. Therefore, cars are not allowed to park in the yard. In addition, parked cars prevent garbage trucks, snow removal and other real estate services.

It is possible to drive into the yard for loading and unloading, but the loading may last for a maximum of 15 minutes. Cars may not be parked in the yard, this also applies to service men.

Other motor vehicles, such as mopeds or electric scooters, may be parked in the yard if they do not block entrance. However, they must not be driven in the yard but must be rolled in and out. Exceptions apply to electric wheelchairs and similar aids for the disabled, which may be driven on the courtyard's path.

Motor vehicles must not be driven on the back of the property, towards the hospital. There are boreholes for the association's rock heat and they can be destroyed by motor vehicles.

Garbage and recycling room

Sort your garbage according to the markings on garbage bins and on the walls in the room. Only fill the containers so much that the lid can be closed. If one room is full, go to another. Inform those who may help you dispose of garbage about this option, for example the home care service people.

Bulky garbage must be left at the recycling station and yourself as the resident who is responsible for the completion.

For garbage from renovation, the rules of Stockholm Municipality and other authorities apply. Waste from your renovation must be transported away immediately.

The laundry room

The door to the laundry rooms must be kept closed and locked. When you have finished washing, clean machines and floors according to the instructions in the laundry rooms. It is not allowed to dye clothes in the machines.

Grilling

On balconies and patios directly head-to-head to the concealment, both in the yard and the back, it is only allowed to grill with an electric grill. It is not permitted to grill with a charcoal or gas grill, for fire safety reasons. In addition, the smoke from charcoal and gas grills creates a life-threatening situation if the grilling takes place on or directly under a glazed balcony. The reason is that the smoke can cause carbon monoxide poisoning. In addition, smoke is a nuisance to human health, and easily draws into nearby apartments.

There are charcoal grills to borrow from the association. The grilling may only take place around the fountain. For the reason that it is possible to grill with fire safety and with sufficient distance from the property so that smoke does not draw into our apartments.

Smoking

It is not allowed to smoke in common areas such as stairwells, elevators and laundry rooms. Do not throw cigarette butts from windows or balconies, it litter and poses a fire hazard.

Balcony drawers or hanging objects

Everything that hangs on the balcony must hang on the inside so that it does not risk falling down and injuring anyone.

Contact the board

The board's task is to take care of the day-to-day administration and to ensure that the association complies with the laws and regulations that exist. The day-to-day administration also includes procedural issues.

All fault reports are made directly to Fasteko or in some cases directly to the supplier. Contact information is available in all entrances. If you need to contact the board, email primarily to styrelsen@soderberga.se. Other contact information for the board can be found in all entrances. If you need to call a board member, preferably do so on weekdays between the hours of 18.00 and 21.00. Avoid contacting board members by phone at other times, taking into consideration of their privacy and work.

If someone does not follow the rules of conduct

If you think that someone does not follow the rules of conduct, it is best that you talk to them yourself. If the problem recurs, contact the board via email and indicate when and what disruptions have occurred.

If you have questions

If you have questions or concerns, you are always welcome to contact the board via email:

styrelsen@soderberga.se.