

It is getting darker and we can see that we are dependent on functional lighting on the courtyard, stairs and entrances. It is one of the challenges we have left to solve. We met Tobin's new CEO Patrik Mellgren last week and there is no doubt that the will of Tobin to complete all projects, in common areas and in apartments, is as big as the boards, we have a common goal, Etaget will be one of Stockholm's absolute best accommodations.

## THEME – the climate in our apartments

After a summer of heat records and discussions about the cold in the floors, with sometimes swelling floors as an effect and a coming winter with heating issues in the apartments, we will try to explain how our system works and can be adjusted.

Etaget is optimized for as low power consumption as possible and it is difficult to affect the temperature to a large extent, we have a common heating system and the projected indoor temperature is about 22-23 degrees\*. We have a sub central, located on floor 0, with geothermal heating of the water. The temperature is set in correlation with the outside temperature, max 35 degrees, currently 26-27 degrees. The water flows through the house and is distributed to our floors, the basic water temperature is general and can not be affected in the apartment, however, it is possible to control the temperature to some extent through the thermostats in the apartments. This means increasing/decreasing the flow of water, ie not a change of water temperature itself. The floor heating is relatively sluggish, so it takes quite a while when you change the thermostats and you have a limited opportunity to change the temperature in each apartment. When the temperature in the room is about 22 degrees, the stone floor will often feel cool, only when it gets colder outside, the heat in the floors will feel warmer as the temperature of the water flow increases to reach the desired indoor temperature. In the bathrooms we have electric heating in the floors that can be individually adjusted.



- The temperature shown in the display is the actual in the room (measured at the thermostat)
- Press the upper plate next to the temperature display, on the left side (1) to lower and on the right side (2) to raise the temperature.
- When you have selected the desired temperature, press the left and right sides simultaneously to lock the value.
- To view the set desired temperature, briefly press the left or right side.

\* The Public Health Authority recommends that the temperature in an apartment should be between 20 and 23 degrees. The temperature should never be below 18 degrees and no warmer than 26 degrees in summer - with some exceptions. In the case of a heat wave, you may need to accept up to 28 degrees, according to the public health authority's general advice, but in extreme weather conditions this advice does not apply.

**Etaget.se**

We are planning to relaunch our website in November 2018 - it will be the most important channel for information forward. The idea is to minimize projections in the lifts, entrances and via e-mail.

**The roof terrace**

We want to remind everyone to be very careful about open fire on the terrace, preferably avoiding outdoor torches, but if you do, use a holder and place in the flowerbeds on the open gravel. It is absolutely forbidden to place an outdoor torch on wood. This weekend, unfortunately we have had some burn marks on the outdoor tables.

**The garage**

Unfortunately, we were struck a couple of weeks ago by burglary and theft of an electric moped and a bicycle stored in the garage. The thieves had broken through the emergency exit on the courtyard. We raise the level of safety by partly fixing these doors with reinforced anti-lock protection and at the same time, we now change so that the only way to enter the garage door is via the key badge or the garage remote control, means that code no longer works (Sunfleet is excepted, they have their own unique code). And only those who rent a parking place in the garage will have access via the garage door. Keep your eyes open and be alert if someone unauthorized slips when you drive in.

We lowered the garage fee by 20 % on October 1 and we have rented several new places, but there are still some vacancies left, so now we go out to companies in the immediate area and market the garage. Take care if you want a space before we rent the last place.

**Warranty work in public areas**

Troubleshooting about lighting in the courtyard and in the corridors is in progress. Leakage on floor 13 is partially located and remedied, continued work on localization and sealing of additional leakage is ongoing, we approach a solution.

**Neighbors**

Fabege is in the final stages of the demolition work in the courtyard and we can hope for a little quieter work still. They will place a gate to our courtyard, an emergency exit without general access from their side. We are currently negotiating with Fabege if we can get access through our key badges so that we can use their courtyard.

The Athletics School - we have had a meeting with the director José Calvo regarding the school's pupils smoking and littering in our gate up to the courtyard. It is getting better ever since, but if you see young people smoking, please tell them it's not ok. The more people who talks to them, the more boring it is to stand here, (maybe, they are not particularly responsive).

**New projects**

We have decided to foil the lifts with a discreet but slightly more durable pattern. We test in one lift and everything is expected to be finished Q4 / Q1.

Balcony glazing, we are still waiting for construction permits. Hope for message in December, but the city office is not the fastest...

Awning program, the kind of awnings we decided for requires no building permit. Contact Inexdesign Mikael Eriksson (+46 8 41046222) info@inexdesign.se, for home visits and measure taking.

We will install wall mounted chairs in both entrances and a big mirror in entrance 62.

See you in the kitchen on the roof terrace.  
Wednesday December 12 at 18-20.



## **Etaget 20 november**

Tor, Janne, Lisa & Peder  
Styrelsen