



Dear owners and residents of “E/F Wessels Have”

We would like to wish you a Merry Christmas and a Happy New Year, and especially, the best for your health and well-being in these Corona times.

This newsletter is the first of its kind by which we shall inform you about what is going on in Wessels Have as association, property and community and at the Board of the association, in order to give everyone the chance to follow what is going on (besides what is stated in official minutes and on the website www.wesselshave.dk). You will find this letter in your mailbox, but we will also upload it to the website. On the website, you can always sign up for our notification service to get updates of the website's content by email [use “modtag opdateringer via e-mail... Tilmed”].

The recent Board has been running for about half a year and we have got now an overview of the tasks and challenges facing the Owners Association and the Board. Based on this overview, we shall give you a brief summary of what we as a Board have discussed and/or set in motion - before we all go on holidays and before, hopefully, Christmas peace descends over Wessels Have - and the rest of the world.

The Board is aiming at combining solving urgent matters, day-to-day operations, and maintenance with long-term preservation and development of the property and community's tangible and intangible assets. In addition to the many daily tasks regularly ticking in and taking up a lot of time and space, the following list should give a short summary and state of the art of our efforts. Since we are now five members of the Board (i.e. a complete Board), we are aiming at finding new rhythms, procedures, and forms for our cooperation to utilize the different competencies represented on the Board.

- We have taken the first steps to design a project & work plan for the next 2-3 years, including updating our 10 years maintenance and development plan, with the goal of using this tool to make working and decision-making processes more manageable and transparent.
- "Fast internet" (Fiberglass networks): After having thoroughly scrutinized the offers from several suppliers and intensively negotiated with two of the potential suppliers (TDC and OneFiber) for fast Internet connections (fiberglass technology), we have with external legal assistance negotiate a contract with Fibernet/OneFiber. The contract ensures a financially, technically, and timely advantageous solution without giving up our autonomy, i.e. without being locked and tied to the provider in the future (exclusivity clause). As of the time writing, we are looking forward to further information from the Board's project coordinator about time schedule and implementation.
- The 'Wisteria Project' will start soon. The project is aiming to rejuvenate the wisteria, ensure its big aesthetic value and, at the same time, secure the property from possible water or building damages. After intensive dialogue and cooperation with the residents, we have revised the original trimming plan. The project starts in January 2022 with vertical trimming, balcony drainpipe check and with a single pilot project testing more intensive cutting and subsequent trellis solutions. Further progress of the Wisteria project will not take place until these actions have provided us with useful evaluation results after appropriate time.
- After extensive research and negotiations with suppliers, the "key project" (electronic keys) has reached the final stage where we have chosen two potential suppliers (Brica and Mejlshede). An Extraordinary General Meeting will be convened immediately in the next year for the final decision.
- We have been on rat hunt, including digging up and extensively rebuilding the terrace of HG 11. Fortunately, there were only signs of past (!) rat infestation.
- Many of you have taken advantage of the association's offer to have the climate shield / woodwork (yard side) painted or painting themselves with the association's painting package from the painting supplies merchant. The project has been completed.
- We have started to investigate how the cleaning of the stairwells could be improved.
- E/F Wessels Have's representative on the Board of Wesselsminde, i.e. the committee running our common yard", has resigned as Head of the Committee. Søren Steenholdt has (temporarily) taken over the position.
- We have commenced improving our information of and communication with you in order to increase transparency of the Board's work and decisions and to promote good conversation and governance conduct. The Board's new communication manager works with inclusive communication strategy and policy to exploit the opportunities, which Wessels Have's various media outlets enable and constrain in times with and without Corona (general meetings, dialogue meetings, website, newsletters and social media as well as e-mail correspondence).
- Many more projects within operation and development/strategy are in the pipeline. You will get more information about these matters in the next newsletters and on the website. Stay tuned!

Finally, many thanks to everyone for your efforts, your volunteer work, constructive criticism, collaboration, ideas, suggestions and initiatives to preserve Wessels Have as a place we all appreciate.

Best wishes from the Board
Karl-Heinz Pogner (Newsletter editor)