



General Release 3/21

Dear Pollari shareholders and residents,

This last general release from 2021 informs about current Pollari issues and gives some light on next year's developments.

Initial Year Review and warranty repairs

The Initial Year Review was done in October and the warranty repairs of the found failures and defects are under way. The construction company Hartela has sent all shareholders checklists on the issues needing repairs in the apartments. The lists can also be viewed in the OmaHartela site. The repairs have been started and they will go on at least all the Spring 2022. Hartela will inform separately on the repair schedule for each apartment - if the schedule is not suitable for you, please contact Hartela in order to agree on a new schedule.

The Board will monitor the progress of repairs relating to Pollari's common areas, facade and systems. We will also monitor how Hartela is communicating to residents and shareholders. It seems now that even while many individual issues were found in the inspection, no major failures or systemic defects were observed. The most challenging house-level issues needing repairs are related to the improvement and balancing of the ventilation.

Financial status and charges

Pollari's financial status is at the moment good enough so that there was no need to invoice the December maintenance charge. The rising energy prices will show up in Pollari's expenses most significantly in the district heating bill which will be clearly higher during this Winter period than the year before. In spite of this development, the Board and housing manager have estimated that a rise of the maintenance charge next year will not be needed - but this will of course be decided by the Annual General Meeting next Spring.

Parking

Regrettably, our parking facility P-Saukonlaituri - operated by Jätkäsaaren Pysäköinti Oy - is not in as good shape. Because of continuous repairs, the parking company has raised the parking spot charge invoiced from Pollari. Consequently, the Board had to invoice an extra parking charge in December, as we have decided that Pollari's parking spot related expenses must be totally covered by parking charges.

The Board gives an advance warning that another similar extra charge may have to be invoiced during Spring 2022, and that the AGM may get a proposal to raise the parking charge. The Board will monitor the developments at P-Saukonlaituri and will in co-operation with neighboring housing companies try to get Jätkäsaaren Pysäköinti Oy to improve the productivity and quality of its operations.

Bike storage at Potkuri

As the neighboring house Jätkäsaaren Potkuri was completed, we got access to a new bike storage. The storage is located at Potkuri basement and Potkuri will invoice its running expenses from Pollari. After a brief consultation through Slack, the Board decided to use the space as a restricted access subscription based bike storage for the safe storage of more valuable bikes. The subscribers will get a numbered key for a monthly payment of 5 €. Others will not have access to the space. For the time being, only 20 subscribers will be admitted, so that there will be space for bike maintenance as well. In case of more than 20 interested subscribers, the car parking space rules will be used where applicable.

If you are interested in using the storage, please contact the housing manager.

Block partnership

After the new board of Potkuri had been selected, the block management committee responsible for the courtyard and other common spaces could also start its work. The committee consists of representatives from Pollari, Potkuri and the Lumo tenement house at Karibiankuja 4. After a competitive tender, the committee awarded the courtyard maintenance and cleaning works for Kotikatu, the same company that takes care of Pollari. This was a happy outcome for Pollari.

The stretch of Bermudankatu in front of Pollarin and Potkuri is still a dirt road. Helsinki city has given promises to cover the street with tarmac some time in the beginning of next year. The Board will follow up the situation and will keep pressure on city officials.

Overall cleanliness

There has lately been discussion on Pollari Slack about the cleanliness of recycling areas, or more to the point, the lack of it. The common Rööri space of Pollari and Karibiankuja 4 has lately been a bit more clean, as its lighting has been working more reliably. On the other hand, the recycling room at P-Saukonlaituri is all too often overwhelmed by garbage chaos.

The Board tries in collaboration with other housing companies work towards a better order in the recycling room, for example by having the recycling operator to empty the bins more frequently. **Everybody can also through their own actions keep our everyday environment homely and clean - this applies to recycling and as well to common spaces, courtyard, and streets.**

Because of fire safety reasons, the Pollari entrance lounge should not be used for recycling household items and similar stuff, even if that activity is as such useful. The Board tries to find ways to arrange such recycling in a clean and safe manner.

Pollari communication channels

If you have been wondering where to find information about what is going on at Pollari, please direct your browser to:

<https://jatkasaarenpollari.com/>

There you will find Pollari's rules and guidelines and links to the essential services. On the front page you will also find the Pollari communication guideline (sorry, for the time being in Finnish only) outlining the delivery channels for different types of information. Please also join the PollariSlack forum for shareholders and/or the Facebook group for all residents, called Asunto Oy Jätkäsaaren Pollari, so you can keep up with the discussions.

Regrettably, we had to cancel the planned Christmas party as the Covid situation became worse. Hopefully we all got some holiday season feeling from the choir performance at our courtyard provided by Hartela.

As a final note, we would like to remind you to be extra careful when burning Christmas candles. Please also recycle the gift wrappings and packages using the recycling facilities and carry the Christmas trees to the collection points provided by the city. If you are preparing Christmas ham, please note that the fat originating in the cooking process shall not be discarded in the sewer, as it easily clogs the tubes - please see instructions on how to recycle the fat at: <https://kinkkutemppu.com/>.

Many thanks for the year 2021!

Happy Holidays and Happy New Year!

The Board