

**General Release 1/2023**

**Dear Pollari shareholders and residents,**

This release has information about

- additional charges,
- status of warranty inspections and repairs,
- division of responsibility between the shareholder and the housing company and how to proceed with different housing-related maintenance, repair and modification works,
- how to prepare for eventual blackouts.

**Extra charge**

Because of the higher interest rate, the Board decided to invoice one extra Capital Expenditure Charge A (building loan) with due date 31.3.2023. The decision is based on powers given by the last General Meeting. The invoices will be sent separately.

While the financial status of the housing company is stable, extra maintenance charges or extra invoices for Capital Expenditure Charge C cannot be totally ruled out in case the heating or interest expenditures will rise more than expected. There will be separate information in such cases.

**Warranty inspections and repairs**

The repairs related to warranty inspections have mostly been completed. Some apartments and public spaces have too high or too low temperatures, and the reasons for this and the required actions are under investigation. The ventilation is also still undergoing adjustments and other works to ensure its full functionality.

During the last heating period, the heating adjustment for every apartment was not completed during the frost season (the adjustment requires that heating is on and that outside temperature is low enough). This was because of many problems encountered during the project, including Covid-19. Therefore, the adjustments have to be finalized during the current heating period. We will inform you about any activities when their schedule is known.

**Instructions for maintenance, repair and modification works**

While the warranty repairs have been going on, the shareholders have mostly been in direct contact with Hartela even in cases involving parts and structures under the responsibility of the housing company, such as water fixtures, windows and balcony glasses & surfaces. Now that the repairs have been completed in the apartments, it is time to move on to the regular procedure, where all maintenance and repair works involving parts and structures under the responsibility of the housing company are ordered through the housing manager

or the maintenance company. Please observe that also modifications of structures under the shareholders' responsibility usually require a modification notice to the housing company.

How do you know, then, where the division of responsibility goes? [The Premis website](#) has a link to a visual presentation in Finnish (Palvelut > Vastuunjako). In the club room you can find more information about the subject in Finnish and English.

On the Premis website you can also find more information (in Finnish) on how to proceed with modification works (Palvelut > Muutostyöilmoitus: button Muutostyöohje).

### **How to prepare for blackouts and related disturbances**

There has been news in the media about possible rolling blackouts, which may be resorted to if we would have too little electricity during the winter months. At the moment, the situation does not look too worrying. Still, we have taken the following precautions:

- We have posted instruction notices on the elevators. Short version here:  
**Please do not use the elevator when a blackout is expected,**
- Attached to the email distribution of this release is a safety brochure by the Finnish National Rescue Association on how to prepare for blackouts and related disturbances.

These instructions can also be found on the Pollari website [jatkasaarenpollari.com](http://jatkasaarenpollari.com).

We wish you a good year 2023!

**The Board**