

Yngsjöstrands Home Owner Association Informationfolder



www.yngsjostrand.se

Publisher:

Yngsjöstrands Home Owners Association

With help from people in the area

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History

In Yngsjö, there are three summer house areas, Yngsjö Havsbad, Yngsjö Saltsjöbad and Yngsjöstrand, which started to be built in 1935, 1965 and 1947. The cottages were built close to the coastline and at that time there were only small walkways.

Yngsjöstrand has the largest area and the majority of the houses (355) and around 10% of those have permanent residents.

Home owners association

Under 1950 there was formed a home owner association when the area start to increase with houses and roads.

A huge work needed to be done to get the roads in good condition and therefore it was necessary to collect a yearly member fee to make this possible.



Road association

1975 was a road association formed to organize the maintenance.

A land survey was done which made the roads to a common joint facility for all the cottages in our area. Our goal has always been to avoid collect grants from the government or the municipality. This is to continue keeping the character of the private roads.

The common establishment has the name **GA:37** and are made for the roads and since the fall of 2010 even the park lands.

The cadastral surveyor has decided a legal share for the property in GA:37, which comes with both rights and duties. The rights are for using the roads and green areas and the duties for paying a yearly membership fee.

The road association reformed 2002 to a joint property management association.

Joint property management association.

Primarily, the joint property management association has to administrate the common facility GA:37, meaning maintenance of the roads and forest.

The yearly fee is counted from the amount of shares and are 0,5 for a land without building, 1,0 for summer living and 2,0 for permanent living.



The residents possibility to influence!

The association has a committee of 5 people, who is responsible to carry out the decisions which are made from the member's yearly meeting. Please notice that the decision for the area is only made once a year at the meeting, therefore it is very important that members who likes to have a discussion or bring ideas, also attend the meeting.

The yearly meeting is in July and all members will get a written letter in time for the meeting.

All owners are members in the association.

At the entrance to Rönnows väg and Fågelvägen there is placed an information board there protocol from the meetings is posted as well as other information's. For updated information, please see the associations web-site **www.yngsjostrand.se**



Roads and maintenance!

The association has the responsibility for the road conditions and maintenance.

The maintenance includes the roads and the ground on both sides of the road.

The ground beside the road is only allowed for temporarily use.

Parking should be within your own yard!

The committee is responsible for all road maintenance and will make sure it will be done. Extra maintenance of the roads is made from decisions at the yearly meeting.

Green areas!

The green areas (please see the map) is both parks and recreation for the people who lives here and for their visitors.

There is always a risk for fire, especially when the ground is dry, so therefore it is very important to keep the green areas clean. Please don't throw any twigs or branches from your garden into this area.

Nobody is allowed to cut down any trees in this area.

Under the 1960 century, there were three decisions made for development. The current owner of the land Mr. Harald Johnsson, agreed to that he would not charge any costs for allowing his land for roads and green areas. Those areas are 60 % of the common ground. Since 1972 the common ground is owned by AB Yngsjöstrands Vattenverk, but is managed by the association.



Responsibility for the forest maintaining!

The forest is planted under the 1800 as a protection against sand moving and in the plan for the area, it says that it is not allowed to take down any trees.

"For taking down trees more than 3 meters outside of the houses and outside of the driveway, it must be a written approval."

The owner of the ground is responsible for the maintenance of the forest at his own land.

Spring cleaning day!

The association will on the yearly meeting arrange one spring cleaning day. All members who show an interest can get together for cleaning up garbage on the beach, the sides of the roads and in the green areas. This is also a great opportunity to get to know your neighbors even better.

The beach area!

The association has with a permit from Yngsjö Åboar, construct three pathways to the beach, for easier access. 10 benches have also been placed on the coast lines.

Extern service

AB Yngsjöstrands Vattenverk is responsible for the water supply for most of the houses.

Eon Elnät Sweden AB own and maintain the power supply in the area.



Renhållningen, Kristianstad is collecting the garbage. Every house has a garbage bin, which will be collected 10 times under the May-September. There could be 4 more collections during the year, mostly around holidays, for a small fee.

Sludge withdrawal is done regular.

Boxes, newspapers, glass, plastic etc. is to be placed in containers beside the Yngsjö School / Yngsjöhallen. In Åhus there is also a larger collection for garbage.

Yngsjöhallen is our local food store with excellent open hours during the summer time.

Kastanjelunds Wårdshus is offering hotel and restaurant facilities.

Library bus stops once a week under the whole year outside of the Yngsjö school and under the summer time, even in the intersection of Rönnows väg and Ålvägen.

Cleaning of the beach is maintained by the municipality before the summer season starts.

Buss stop is located on the west side of Yngsjöhallen.

Notice boards with common information and rules are located close to the beach and also with the intersection of Rönnows väg and Ålvägen.

Parcels and registered letters can be picked up at ICA Kvantum in Åhus.

Important information for the Yngsjöstrand area!

Please respect the speed limit in the whole area:

Maximum 30 km/tim!

Please don't throw out any garbage at the beach or in the forest!

Please be very careful with open fires, on the beach or on your own property.
Don't ever turn on a fire on the beach if the wind is blowing towards the land.

Please clean up after your pet.

Please respect that dogs is not allowed on the beach between May 15 and September 15.

A special beach area for dogs is located 200 meters north of Nyehusen pier.

Please take consideration too your neighbors if you are going to have activities in the early morning or late evenings.

Please don't leave smelling food too long in the garbage bin.

If you rent out your cottages, please inform your tenants about the rules in the area.

Please notice that the pathway to the beach is solitary made for walking.

Please be very careful if swimming when the wind directions is towards land.
There could be a risk for undercurrents!

For safe traffic on our roads, please keep your property clear from bushes and trees, close to the intersections.

Please notice that parking is only allowed on your own yard!

For more information;

www.yngsjostrand.se

Email: styrelsen@yngsjostrand.se