

THE BOARD OF THE MAREDIJK NEIGHBORHOOD ASSOCIATION WISHES YOU ALL THE BEST FOR 2024!

In addition to exercising more and looking out for our neighbors, we also have some suggestions for New Year's resolutions. Join us in keeping the Maredijk neighborhood lively, green, active, and safe. Many of us already participate.

We warmly welcome new neighbors and invite them to become members of the neighborhood association. Join us at the various activities in and around the Maredijk House, starting with the New Year's reception.

NEW YEAR'S RECEPTION JANUARY 26, 2024



Starting from 8:00 PM on January 26, 2024, the New Year's reception is open for all neighbors.

The board of the Maredijk Neighborhood Association invites you to join us at the beginning of the new year for the New Year's reception at the Maredijk House. If you haven't been in the neighborhood for long, then it's nice to meet fellow neighbors, but it's also a great time to wish each other a happy 2024!

ROOM RENTALS: Tentative opening?

Many local residents are concerned about further room rental and housing splitting, especially in the Poelgeeststraat, Schutterstraat, Vendelstraat, and Maredijk. They see a loss of balance between permanent and temporary housing, which puts social cohesion and livability under pressure. The City Council proposed a package of housing measures aimed at a fair housing market and preserving livability. The final discussion of this package took place in the City Council on December 21.

In the preceding process, the neighborhood association, in consultation with residents, submitted an opinion in October (see our website) and decided to speak at the Urban Development committee meeting on November 23. Bert van Sprundel (Schutterstraat) took on this role as a Citizen Speaker.

Subsequently, the neighborhood committee decided to discuss the Maredijk neighborhood situation with the political factions in the City Council. Several factions (D66, PvdA, CU, Partij Sleutelstad, and GroenLinks) came to see the room rental situation firsthand. On December 14, the substantive discussion of the regulation took place in the committee meeting. Our neighborhood group summarized our considerations in the form of a motion and sent it to all committee members.

The ordinance includes many positive elements such as a mandatory rental permit, a central reporting point for all housing issues, and an increase in the buyout protection limit threshold, from a WOZ value of €355,000 to €435,000. Below this threshold, buyers are obligated to live in the property themselves. Thus, starters on the housing market get a fairer chance. However, above this threshold, room rental and splitting can still continue.



CONTINUED ON PAGE 2

MAKE YOUR HOME MORE SUSTAINABLE WITH NEIGHBOURHOOD HELP

Hey Aad, so you've also got solar panels?

Indeed, since September 2019 I have 9 panels on our flat roof and since then I have generated almost 13,000 kWh, about 3,000 kWh annually, depending on the number of hours of sunshine. When I bought them I could reclaim the VAT because I feed energy in to the grid. I see that as a subsidy of 21%; certainly interesting and according to me still applicable.

And you, do you also have solar panels?

Ester: yes, but they were already there when we bought the house. We have 5 on the roof. Besides, I also bought an extra two solar panels, free in name, via my energy provider. Very nice to see how much energy I generate. It's pretty good.

You also keep tabs on that?

Yes indeed. Sometimes I check my energy use every day (especially in the summer), but mostly once a week, and especially the yield of the solar panels. The provider has a handy app to track everything. With this I save so much that already the past couple of years I just about break even on my energy consumption, and even get money back.

Ester: How funny! Me too, I generate more energy than I use.

Have you actually done anything else to insulate your home or make it more sustainable?

Yes, I put foil behind the radiators, replaced almost all the lights with LED lamps, set the thermostat at 19 degrees C maximum and the water temperature of the boiler at 65 degrees C, and replaced the plissé at the back with a version with extra foil in order to further reduce heat loss. Besides that we close the curtains at night in order to keep out the cold. Eventually replacing the windowpanes is a point of special interest. Our double glazing is somewhat outdated. But to replace everything is expensive.

How do you want to make your home even more sustainable?

Ester: I would really like double-glazed HR windows, but I don't yet know how to go about this. For example, can I get a subsidy for that? And didn't Ad van der Steld say something the other day about Fineo glass? What is that? Perhaps a good idea to discuss this with others in the neighbourhood to see how we can help each other take the next step in saving energy and money.

Aad: According to me there are various subsidy schemes, but how they work, I still have to look into that further. We can get local bodies such as Energiek Leiden to help and advise us.

Appeal

Together with the sustainability team in our neighbourhood we want to do everything we can to make the houses in our neighbourhood more sustainable. Aad, Ad, Leo and Ester are busy organising a meeting about sustainability, probably sometime in spring. Energiek Leiden is helping us, and we are also looking at what other neighbourhood associations are doing. Would you like to know more, do you have ideas or particular questions, let us know. Together we can then ensure that it's a good meeting that is in line with your questions and needs. You can contact us via our mail addresses.

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CONTINUED FROM PAGE 1

The discussion about imposing a licensing permit for the further division of houses into separately rented rooms, with a limit per street, was more heated. In the housing regulation a licensing permit is no longer required for the Station district (which includes the Maredijk neighbourhood). The applicable livability figures, averaged over the whole Station district, do not give cause for great concern.

Consequently, the Maredijk neighbourhood has been fully released for the further division of houses into separately rented rooms. Many councillors supported our case, the neighbourhood was referred to at least twenty times in various pleas to do justice to our situation. The fact is that while the vulnerable situation in the old core is generally recognised, it is further jeopardised because of the district-level approach chosen.

Alderman Terpstra, who incidentally knows the Maredijk neighbourhood well, stuck to legal and systems arguments. The discussion ultimately resulted in a large majority for the motion tabled by Vos/Van Diepen to carry out an investigation into a zoning of neighbourhoods and districts which is effective for the policy of property conversion into rooms for rent. Another motion proposed by Vos/Krol to assign a permit obligation and quorum to the Maredijk neighbourhood straightaway was deemed too premature.

With respect to the issue of property conversion into rooms for rent we especially owe thanks to Messrs. Vos (PS), Kargin (GL), Otten (PvdA) and Krol (CU). Other councillors, too, did preliminary work, our thanks goes to Ms. Jordan (D66) and Mr. Vet (CU). All municipal deliberations can be found on Parlaeus Leiden.

We remain on the alert! We will immediately notify the municipality of any nuisance owing to bicycles, litter and noise. WILL YOU HELP TOO?

We hope that the municipality will involve us in the investigation into neighbourhood/district zoning!



Maredijk's KidsKorner

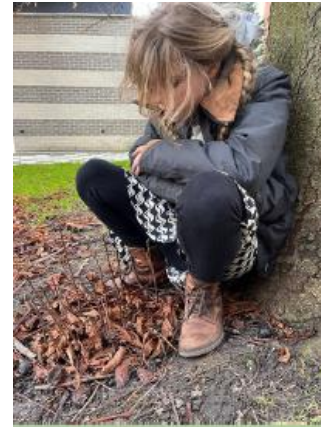
From the running reporter

Maredijkbuurt Leiden – The children of the Maredijkbuurt have their own reporter. For this month's newsletter, she went for a stroll through the neighbourhood in search of the best spots, this time together with Lena.

Lena is all set to go; dressed in a wonderful new skirt, she comes out of her house soon after I ring the doorbell. Her mum joins us on our walk. After a while, Lena suddenly stands still, beaming at me. She's standing next to a streetlamp on the grass. "Is this the spot?" I ask. She nods. "That precise spot that you're standing in now?" Lena chuckles. "No, everything. The entire field," she says. I take a look around, and sure enough, in between the blocks of flats, I see an oasis of green.

This is where Lena and her friend from next door go on lots of adventures together. For example, they were chestnut-gatherers here once. Lena points to the tree where they made a huge pile of chestnuts. The results of this adventure are still visible: I can see saplings rising up out of the soil; there are about 20 small chestnut trees growing there. A little further away on the field, Lena and her friend like to build huts from blankets and umbrellas, and brew a witches soup inside. Lena is so kind as to share the ingredients of the soup with us: "Daisies and dandelions. We often add those small yellow and pink flowers that grow on the pirate-island to our pot too." Lena loves to play outside. Although she has a busy schedule – she plays football, does athletics and takes singing lessons – she always reserves time for going outside.

The playground is also a great place for adventures. "We'll stand on the big swing on opposite sides and get it to move as much as we can. Then we'll pretend that we're at sea and that we're being pursued by thieves. One time, we were swinging up and down so wildly that my foot slipped and I almost fell off. That first time, it was an accident, but we've also done it deliberately since then." Unfortunately, Lena has to be patient before she can "go to sea" again, as the swing is behind the fence where the new playsets are still under construction.



But it's evident: Lena has stories and ideas in plenty. Her mum knows all about it, as she's been invited to go on adventures before. For example, Lena sometimes makes a trail for her to follow out of things she finds in nature, just like in Hansel and Gretel. Lena would love to be a writer when she grows up. "And a singer. And a hydrologist. And a geographer."

Are you in primary school and would you like to show your favourite spot to the community? Email the running reporter at gemburstjens@gmail.com. Your mum and dad are welcome to join us on our walk.

ATTENTION JIGSAWFANS



Always dreamed of competing in a jigsaw contest? Or perhaps the thought never occurred to you... In any case, we have a stack of puzzles lying around that people from the community have practiced with a lot during the pandemic. And on **March 10**, from 14.00h on, there will be an opportunity for you to compete in an actual contest.

Team up and join a friendly battle with or against your neighbours. You can compete on your own or in a team (of up to 4 persons). We're going to do 500-piece *Van Haasteren* jigsaw puzzles. It's going to be a delightful and thrilling event. Participation is free, you don't need to sign up, and there will be great prizes. Coffee, tea and snacks will be provided by us

too.

SHORT NEWS

Arts and Crafts Café Maredijkhuis

On Sunday **January 14**, there will be an Arts and Crafts Café in the Maredijkhuis from 14.00 to 16.00.

You are welcome to join us to work on your own crafting project (like knitting, crocheting, or embroidery) and meet local residents who have the same hobby as you. We could learn a lot from each other over coffee, tea and snacks.

If you have any questions regarding a crafting-technique or have trouble reading a pattern, we'd be glad to help you get started. Admission is free.



Eating on the Maredijk

What do Italians eat in winter? We're going to experience it on **January 19** with *etenopdemaredijk*. The Italian kitchen changes completely during the winter, especially in the north of Italy. It's the time for meaty, creamy pasta sauce (like Bolognese or Carbonara) and thick soups and stews to be served.



Our chefs will prepare the most delicious Italian recipes, and you are welcome to join us for dinner. To sign up, please email us at etenopdemaredijk@gmail.com. Costs: € 5,- for adults, € 2,50 for children. Time: 18.00 Location: the Maredijkhuis.

Painting Workshop for Children

After the great success of the previous two workshops, Driekske Bakker is going to give a painting workshop for children (8+) yet again.

The workshop is on Sunday **February 11** in the Maredijkhuis from 14.00 to 16.00. Please bring an apron/old shirt and a blow-drier.

Would you like to participate? Please sign up by sending an e-mail to: driekskebakker@dorbak-artstudio.nl

Costs (for the supplies) are €10,- to be paid at the start of the workshop.

Our theme will be The City.



Activities Calendar

Weekly activities in or organized by Maredijkhuis

Monday	11:00	Sing-In'	Joke Spannenburg, 071 5222509
	14:00	Walking with neighbours	Meet-up at playground
Tuesday	10:30	Coffee (walk-in) Books in de neighbourhood Crafts and needlework Get more out of your iPad (tips&tricks)	Christa de Boer, 06 52649828
Wednesday	10:00	Speel-O-Theek Klapstuk (toys for rent)	06 24211018, www.sot-klapstuk.nl
	10:00	Books in the neighbourhood	
Thursday	10:30	Fit with Kit, get moving	Sigrid Jansen, 06 11524565
Saturday	10:00	Speel-O-Theek Klapstuk	
	10:00	Books in the neighbourhood	
	11:00	Neighbourhood clean-up	Meet-up at playground

Planned activities

14 January	14:00	Crafting lanterns for St. Maarten (Martinmas)	Maredijkhuis
19 January	18:00	Dinner at the Maredijk	etenopdemaredijk@gmail.com
26 January	20:00	New Year reception	Maredijkhuis
11 February	14:00	Painting for kids	driekskebakker@dorbak-artstudio.com supply costs/to participate: €10

Other contact information

Neighbourhood garden Tamboerpad	Bert van Sprundel, 06 13681169
Façade gardens	Marian Smit, mariansmit@caseam.nl
Dinner at the Maredijk	etenopdemaredijk@gmail.com
Playground	Open Monday through Friday 10 – 17 Usually also on Saturday and Sunday www.svmaredijk.nl
Community police officer	Lakhdar ben Taieb, 0900 8844 Langegracht 11, 071 5258865 Area report number 14071

Continued: lost and found again wedding ring

Received via email:

We are the neighbours that invited Aaf Verkade (city canals advisor). We are the neighbours with the big white dog (and the smaller grey dog).

My spouse had been walking the dogs. They stopped on the white bridge at the 'adventure island' to give them a thorough petting. Then the ring flew off his finger and into the canal!

Aaf helped us with her underwater metal detector and found the ring pretty quickly. Then she swam around the island while my kid and me watched, she's a wonderful person!

Regards,

Alex van Putten

Block Party 2024

Like last year, the 2024 Blok Party will be another big one!
Save the date: Saturday 31 August.

We'll start the preparations next February. And we still looking for people to help with organizing the party. Because, as we say in Dutch, many hands make light work. Come help this year's Blok Party and sign up by mailing maredijkbuurt@gmail.com.



Become a member!

We need your support!

The neighborhood association has approximately 225 members, people who feel connected to each other and to the neighborhood. Furthermore, we are an active neighborhood association that organizes many activities for and by residents. Are you not already a member of the neighborhood association? Then fill out the registration form on our website www.maredijkbuurt.nl. It only costs €7.50 per year. You can also pick up the form from Christa de Boer, Aloëlaan 41a.