

Newsletter – September 2026

Dear members of the landowners' association,

Please find below the latest newsletter covering various matters in the association.

Use of the association's areas

The squares and green breathing spaces in Carlsberg Byen are meant to be enjoyed. The Board does not, in practice, experience problems with the use of the association's areas, but we do receive a number of enquiries indicating a need to clarify the guidelines. Based on the principle that "everything not prohibited is permitted," it is easiest to outline what is *not* allowed:

Use of open fire

It is not permitted to use open fire or disposable grills on the association's areas. On areas that legally belong to an owners' association but, under the declaration, fall under the landowners' association's control and maintenance obligations, gas and charcoal grills may be used — provided that the relevant owners' association otherwise permits their use on the property. Consideration must always be shown to neighbours.

Parties

It is not permitted to hold parties or gatherings on the association's areas. It is, of course, difficult to define precisely what constitutes a party, and (unfortunate) experiences may require ongoing clarification. As a rule of thumb, it is not permitted to set up tables and chairs with place settings and dining on the association's areas, nor to move an event outdoors (even without tables and chairs) simply because more people are attending than can fit in one's apartment.

Owners' associations and businesses will typically be allowed to hold events on their own plots, even if these are part of the association's operational areas.

Status on continuation of the suspended general meeting

The Board has, in consultation with the proposer, appointed an independent expert to issue an opinion on the proposed amendments to the articles of association.

A process has been agreed with the expert, including submissions from the parties, aiming for the expert's opinion to be available by October 1st. 2026. The Board does not, at this stage, dare to convene the continuation of the general meeting — we want to be certain the agreed timeline holds — but it is expected that the meeting will resume in late October or early November 2026.

Bicycle clean-up

Over the summer, the association initiated a clean-up of bicycle wrecks and bicycles left unused for so long that they are presumed abandoned. More than 500 bicycles have been tagged and will now be disposed of in accordance with applicable regulations.

The bicycles will soon be collected and stored on the vacant construction plot on Flaskegade until they are picked up by the police.

On a related note, it has been observed that a few plot owners — no names mentioned — have carried out their own bicycle clean-up by moving unwanted bicycles from their property onto the association's areas. This is, to put it mildly, not appropriate.

The Community House

The Community House continues to operate very well and is widely used for meetings, gatherings, and club activities for residents of Carlsberg Byen. It is frequently used for association meetings and private events such as christenings, confirmations, weddings, milestone birthdays, and similar occasions.

We now have eight active clubs, attracting many residents around specific interests: Miniklub (Children's Club), Literature Club, Arts & Craft, Culture Club, Paint & Draw, Hobby Room, Trends & Tastes, and CBY's Card Club. More information is available on the Community House website: <https://grundejerforeningen-carlsberg-byen.dk/klubber/>

A Steering Group has been established to review the Community House's management and structure and ensure its potential is fully utilised. We aim to improve information about the house and make it easier to book rooms and sign up for clubs.

Currently, repair work is underway on the first floor due to water damage from an apartment on the second floor. In addition, surveillance has been increased through cooperation with a security company.

Key boxes

We increasingly see key boxes being installed on benches, railings, and bicycle racks. While there may be good reasons to install key boxes, it is naturally not permitted to mount them on the association's property.

The association reserves the right to remove and dispose of key boxes installed on public-space fixtures under the association's maintenance responsibility — without notice and without liability. This will particularly occur where key boxes are mounted on fixtures that, due to wear from repeated use, would cause increased maintenance costs for the association.

Planting of hedges

Several properties have ground-floor apartments with terraces adjacent to areas under the association's control and maintenance. Many residents wish to plant hedges for screening — an understandable desire.

Earlier in the district's development, the Board found it important to maintain oversight, and permission from the association was required. As Carlsberg Byen has matured, this need has diminished, and many have planted hedges without prior approval.

The Board has therefore decided to “delegate” the approval process to the plot owners (owners' associations). Going forward, owners' associations may approve hedge planting without the homeowners' association's involvement, based on the following guidelines:

1. Only living hedges may be planted. Other types of fencing remain prohibited.
2. Hedge plants must be beech, hornbeam, or laurel.
3. Local plan requirements must be observed.
4. The owner/owners' association must maintain the hedge — including the outer side.
5. Hedges may not be planted if they obstruct the association's access to wells or similar installations under its maintenance responsibility.

Please note that the local plan contains varying requirements for hedge height depending on the location within Carlsberg Byen. Owners/owners' associations are responsible for reviewing and complying with these requirements.

Ny Carlsberg Vej

Following discussions and decisions at the general meeting, the Board continues to investigate options and costs associated with a potential modification (grinding) of parts of the cobblestone surface on Ny Carlsberg Vej to make it more bicycle-friendly.

The Board has also considered a solution involving converting part of the pavement into a cycle path but has decided not to pursue this. The pavement is only wide enough on the central section of the street, making it impossible to implement consistently along the entire stretch. Grinding the cobblestones is therefore the more appropriate solution.

It is important to emphasise that the general meeting has *not* decided that changes must be made. The Board's task is solely to investigate options and associated costs. A future general meeting will decide whether to proceed.

Finances

As part of its ongoing oversight, the Board has noted a significant overrun in the sub-budget “repair of electrical installations.” The overrun is due to an unexpectedly high number of collisions with lamp posts and one-off expenses for lighting in general. However, the main budget item “ongoing maintenance” is significantly under budget, and the Board does not expect the overrun to negatively affect the overall accounts.

Overall, the association's finances are in good shape and tracking the budget.

Participation of alternates in Board work

The Board has previously invited alternates to attend two of the six annual Board meetings to ensure they are prepared to step in if needed.

To ensure the highest possible quality in the Board's work, the Board has now decided — on a trial basis — to invite alternates to attend *all* Board meetings on equal footing with elected members, though naturally without voting rights and subject to the limitation that alternates are not covered by Board liability insurance. The Board will evaluate the trial before the next general meeting.

Events in Carlsberg Byen

Lilli v. Kohl will host a harvest market at Kedelpladsen on 12 September.

September 2026

The Board