

## Newsletter No. 4

Hello to all of you

Usually we attach this letter from the President to the summons ( convocation ) to the General Assembly.

Given the importance of the information, the office has decided to provide you with it now.

Following the departure of Mr. and Mrs. AUGER at the end of May 2018, we had a very busy year. The office had to take urgent decisions such as the replacement of our manager by ALICE society from June to the end of December 2018.

At the same time, the office has made every effort to find a new manager with the main aim of ensuring a permanent presence at the Domaine.

At the end of 2018, the office recruited Mr. LALLEMAND who moved into the Domaine on January 1, 2019 with his partner Miss Aurore PINHART .

Mr. Jérôme LALLEMAND took up his duties as a guardian and his partner Miss Aurore as a self-employed entrepreneur.

After four months of duty, the office noted that Mr. LALLEMAND represents, in particular thanks to his self-sufficiency, his know-how and his involvement in all projects, an excellent asset for our Domain.

In a previous newsletter, we informed you that Mr. AUGER was available to assist and guide Mr. LALLEMAND in his new duties, particularly with respect to the maintenance of the green spaces and the pool.

By February, Mr. AUGER's on-site intervention is no longer necessary, but we nevertheless keep in touch for any advice if necessary.

Miss Aurore PINHART started the maintenance of the two buildings and the garbage rooms on January 5th.

At the end of January, Mr. LALLEMAND completed a training course in pool maintenance with the Société Techniques Piscine, with whom we have a technical support contract.

Mid-March he will start preparing the pool for the 2019 season, the opening is scheduled for April 15.

Mr. LALLEMAND is also involved in many infrastructure projects:

Replacement of degraded wooden borders with cement ones, refurbishment of streetlights, change of bulbs with LEDs (voted in the last A. G. but not done because of Mr. AUGER's departure), read water meters to detect possible leaks.

Similarly, many other projects are planned in the Domain for which the involvement of

third parties is no longer necessary.

In Summary: Less expenditure for the year 2019.

At our next General Assembly you will be informed of the overruns of the infrastructure budget following the search for and repair of water leaks as well as the necessary renovation work undertaken by Mr. Vargas' company

In order to accommodate a new gardien, the office decided, in early September, to refurbish the apartment .

This investment, also unexpected, was necessary.

The good news for 2019 will be that general expenses will be much lower than in 2018, thanks in particular to a substantial reduction in salary and social expenses compared to previous years.

While we had envisaged a higher budget for infrastructure, we will now not increase the overall budget for 2019.

### **New Domain Management**

In early October 2018 (see bulletin number 1), the office sent you a letter asking for your help. We only received 6 reactions.

As a result, the office has decided to manage our domain differently by becoming more involved in the management and services of the Benoist agency.

On the other hand, all committee chairs will also be members of the board.

The Bureau has already met 4 times in January, including with the Benoist Agency on their premises.

The office is checking all the networks in the domain, the accounts, the fixed contracts with suppliers, the water meters to detect unnecessary costs and the calculation of tariffs that have not been adjusted for a long time.

The Bureau met in February to prepare for the General Assembly next April, you will receive additional information with the convocation at the end of March.

Finally, the office thinks it is on the right track, we are very confident about the future and the evolution of our Domain, especially in terms of green spaces and infrastructure.

Similarly, with the help of the aesthetic committee, we will ensure that the maintenance of the facades of villas and buildings, as well as shutters and gardens, is carried out in accordance with existing standards in force.

The ASL office

Jan Velthuysen

President

