



### A word from the Administrative Council

**Madam, Sir, Dear Associate,**

The Admin. Council met on October 5, 6 and 7, 2023.

Following the General Assembly, the CA took note of the votes of the associates on the various resolutions which were proposed, and we would first like to thank all the associates for their renewed trust.

The subjects dealt with during the last CA were numerous and complex and their management will extend for many of them over several years. They require the establishment of close and ongoing relationships with local authorities and their legal and technical service require the approval of associates and require co-managing directors to be always vigilant and available. This mainly concerns the Forest Fire Risk Prevention Plan (PPRIF) and the Gonfaron development work for which you will find a report of the meeting held on November 22 in this Flash info.

Furthermore, the question of human resources management was delicate, particularly with regard to personnel in the aquatic area. A recruitment campaign was launched in October for the recruitment of pool supervisors.

The main decisions taken during these meetings are presented to you in this flash.

A first observation is necessary. Since 2021, date at which the electronic voting was implemented, the number of associates having voted has increased by 12.41%. But after analyzing the results resolution after resolution, resolution no. 4 "Vote on the 2024 estimated budget" particularly attracted our attention. Indeed, during previous votes, the latter was respectively voted at 83.04% in 2020, 83.29% in 2021, 72.65% in 2022 but only at 59.12% this year. This is certainly, unfortunately, due to the fact CA has again increased the value of the share by 5% again this year in order to balance the budget that has been proposed to you.

The CA would like to be in the capacity not to increase the charges, but this would be to the detriment of the maintenance of our domain as you are aware, we must maintain the Domaine to a high standard for the good of all.

We bring to your attention the following:

- When reading the SCI accounts, it should be noted the 153% increase in our electricity bills. Indeed, for the period from January 1 to September 30, 2023, we spent €171,762 compared to €67,864 in 2022. And if we look more precisely at the period from June 1 to September 30, 2023, the amount is €120,542 compared to €41,886 in 2022 namely an increase of 288%.
- The SCI was the subject of a URSSAF (Union for the recovery of social security contributions and family allowances) inspection on December 4 for which we are awaiting the conclusions.

• We hired:

As of October 1st, Mrs. Nathalie LLAMBIAS replacing Mrs Aurélie CHEMIN,

As of October 2, Mr. Jean-Claude DUSNASIO as instructor of plot developments, replacing Mr.Thomas DURAND.

- We have also strengthened the administrative services by hiring a person with an accounting profile in order to assist Mr. BLOUIN in tasks related to accounting and have decided to resume the holding of the latter with effect from January 1, 2024 for more efficiency.

The outsourcing of payroll, the closing of accounts and the preparation of the balance sheet are still entrusted to our accountant.

We had also recruited a security controller as of September 25 but we had to terminate his contract during his trial period. We have resumed our search to fill this position.

We inform you that the company OZMOSIS which manages the Wifi in the domaine, terminated the contract on December 4 for a cessation of services on June 7, 2024. Previously, this company was remunerated on the subscriptions that the associates took out to access the wi-fi. We must note that these are decreasing year on year, mainly, due to the fact that many associates, now, either share a connection with their phone or connect via a 5G box with an individual subscription that can be canceled at any time.

Ozmosis will soon submit a financial proposal to us either to take over the entire refurbished technical equipment accompanied by a maintenance contract or to keep the current equipment also with a maintenance contract.

Finally, the recently formed commission "Avenir du Pin de la Lègue" has sent us important information, which we are passing on to you, to facilitate the development of exchanges between them and the "sociétaires". We urge you to express yourself fully on the themes proposed for your consideration.

We extend our sincere condolences to the family of Mr. GIRARDON Robert, former administrator and president-manager of the SCI from 1993 to 2001 who left us on October 23.

We wish everyone an excellent end of the year and wish you a happy Christmas.

For the Administrative Council  
Christian BARON  
Co-Manager and President

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## ANIMATIONS

### → REVIEW OF THE 2023 SEASON

#### Aquatic area

o Certain difficulties were encountered during the 2023 season and were the subject of in-depth reflection and consultation with all concerned.

An induction/welcome meeting for pool staff will be organized on July 1, 2024, in the presence of the lead administrator(s) and the technical services manager before the opening of the pool area.

#### Animations

o The activities offered this year were a great success, particularly with the introduction of free "aquagym" classes and the various sports activities offered by the entertainment team. The only downside was the noise pollution caused by this activity and it is planned to invest in a more suitable sound system.

#### Aquarius Snack / La Sirène Nightclub

o The season for the "Aquarius" has been very satisfactory with a higher attendance rate in August than in July. On the other hand, as far as the "La Sirène" nightclub is concerned, the results are more than mixed because the financial result generated is negative.

## **Cinema**

o Attendance was down slightly with an increasing cost for purchasing confectionery.

## **Daycare "Petits loups"**

o Once again proved to be a great success. It is planned to include in the 2024 budget toilets and equipment better suited to the age and size of the children attending the daycare as well as the installation of a sink to wash the equipment. In addition, particular attention must be paid to the cleaning of the sanitary facilities by the service provider.

## **Thursday market**

o It turns out that it is considered unattractive in the eyes of the market traders present. A revitalization must be built with new exhibitors.

## **Intermed Club - Boules Club – 2023 review**

o Both clubs and associations have transmitted to the CA either their management report or their end of season report. It emerges from these that the Domaine's associations are dynamic in their offers to residents and very well managed, which allows them to approach the 2024 season with serenity.

## **Schedule of animations 2024**

o The schedule of events will be decided in consultation with the various clubs and associations, giving priority to the evenings organized by the Domaine so that there is no overlapping of evenings.

## **Activities offered by external partners**

o Tennis-Padel lessons: a teacher teaching these lessons will be sought for the 2024 season with self-employed status.

o Flying trapeze: free in 2023 for the first year. Mixed season. Does not renew its request for the 2024 season.

o CA accepted the request from a service provider offering beauty, massage, and nail care, for the 2024 season.

## **Some dates for the 2024 season: balls and picnics**

o The balls will take place on July 17 and August 7, 2024

o Picnics will take place on July 24 and August 13, 2024

o Considering the satisfaction encountered, the CA decided, unanimously, to add 2 evenings with a DJ which will take place on July 31 and August 21, 2024.

## **Pool dates and times**

o The CA decided that the aquatic area will be open from May 2, 2024 to September 30, 2024.

o For the month of May, the schedule will be from 12:30 p.m. to 6 p.m. with 1 day closed

o For the months of June to September, the schedules for the year 2023 are renewed

o An update of the signage boards will be carried out with the addition of new pictograms (prohibition of diapers, burkinis, pool under video surveillance, etc.)

o The swimming pool regulations will be updated at the next CA meeting

Alternating pool closures

o The alternative closing of the pools will be remain in vigor, Swimming lessons will not be given during these times.

## **Operation of the mini golf course in low season**

o Mini-golf will be open from September 30 to April 1. Equipment will be collected from the guards' lodge upon presentation of the resident card. This will be returned when the clubs return.

## **Call for candidates summer season 2024**

o Announcements have been published for the following posts :

- Pool Surveillance (BNSSA, BEESAN, MNS) or equivalent from 01/07/2024 to 31/08/2024
- Petits Loups (BAFA, CAP) or equivalent from 04/07/2024 to 25/08/2024
- Receptionist from 01/07/2024 to 31/08/2024

Applications from ayant-droit (rights holders) to arrive for the end of January 2024.

## **UPDATE ON THE WORKS**

### **Multi-annual Works Plan - 2024 budget forecasts**

A forecast investment project of approximately €337,500 was validated by the CA, the main items of which are the continued installation of speed bumps, the lighting of unlit boulevards with solar lamps, the repair of a tennis court, purchase of a mini excavator, rearrangement of the entrance to the Domaine to optimize vehicle checks, complete overhaul of the computer system and replacement of the license plate reading system.

The possibility of including » the repair of the beach volleyball courts as well as the volleyball and ping-pong courts will also be studied.

### **Gonfaron Works : last minute information**

A “scoping” meeting was held by videoconference on November 22, in the presence of Mr. BOUTTEAU and Mr. LAVIALLE the Cabinet HYDRATEC, Cabinet ECO MED, the head of the water and biodiversity service of the DDTM (Departmental Directorate of Territories and the Sea), and the person responsible for biodiversity and procedures relating to protected species of DREAL, departmental environment agency.

Its aim was to present the project and its environmental consequences to the relevant Government services and to obtain their opinion, in principle, on the admissibility of the file and the procedure to follow.

The Cabinet Hydratec first presented the motivations for the project and the reasons which brought it to its current form after a first file including a containment solution was refused last year by the “Community of Agglomeration”.

The ecologist then presented the results of the surveys carried out by the ECO MED Cabinet over 4 seasons and the implications for the file with a concern to demonstrate, chapter by chapter (habitats, animal and plant species encountered, possible protection status of certain species ...etc.), that the project, in its current conception, had very limited impact.

He explained in particular that upstream and downstream of the project there was suitable habitat for three protected species (Hermann's tortoise, the ocellated lizard and the European pond turtle) and that he was therefore simply recommending precautions in site management aimed at not disturbing these species in the event of their possible presence during the work, in particular in the military zone where the catchment basin must be built.

He specified that the project would require the felling of a few trees which would have to be managed at a specific period to allow the movement of certain beetles and that, ultimately, the only strong impact would be the destruction of 7 root clusters of "leaf buttercup". 'ophioglossus' (actually a buttercup) which is a protected species. The DREAL representative indicated that this would be the only point that would require an authorization for destruction with compensation if there was no way to avoid this destruction. He also clarified that it would not only be a matter of trying to transplant these roots to try to re-establish them elsewhere but of compensating for this destruction with a significantly increased coefficient.

The HYDRATEC Cabinet indicated that the complete authorization application file was ready to be submitted with the exception of this part "compensation" for the destruction of a protected species" for which it remained to find the method of compensation which could be accepted

The latter therefore proposed to submit the file in two parts, so that we could be authorized to start work on the central area (between the exit from Galamina and the entrance to Erbarie), where there are no protected species, from winter 2024 and that the compensation file which would be submitted in 2023 results in authorization for the rest of the route for work in winter 2025.

The DDTM and the DREAL then clarified that they were not at all in favor of "slicing" the file but agreed to look at another solution which would consist of investigating this file under a declaration regime. This would allow us to file it quickly in order to reduce the processing time.

A new section of the environmental code introduced in June 2020 and relating to the restoration of the natural functionalities of aquatic spaces which may correspond to our project to the extent that we are going to replace masonry dikes which were put in place in previous years with widenings and natural rockery and that this constitutes an environmental improvement.

It was therefore finally agreed that a very complete summary of the essential elements of the file would be submitted very quickly by HYDRATEC so that DREAL could give an official opinion on this possibility of using the declaration procedure.

If this procedure is accepted, the official file would be submitted at the very beginning of 2024. It would explain the problem of the protected species by suggesting avenues for compensation which could only be confirmed after a spring inventory (May) allowing, across the entire area, to try to find the compensation area that would be accepted by DREAL.

This surface must be either a degraded area that we would revalorize through environmental works, or result from an abandonment of a development project in an area that would be protected (for example abandonment of a project to create a parking area, development of a hamlet, etc.) which would be replaced by precise environmental management of the sector aimed at promoting biodiversity)

The declaration procedure, which only requires a simple registration of our project if it complies with the orders in force relating to this type of work, would allow us to begin all work from winter 2024 with the exception of the areas concerned. by the protected species we have spoken about.

The compensation measures would therefore be presented around summer 2024 (after the spring inventory) and, if accepted, would allow specific authorization to continue the rest of the work during winter 2025.

At the beginning of 2024, as soon as this declaration file is submitted, we could launch the call for tenders to definitively quantify the work and present it at the AGM in August 2024.

#### **Forest fire risk prevention plan (PPRIF) 2023/2025**

o In accordance with the decisions adopted by the General Assembly in 2022, the markings of the cutting and pruning of trees in all of the hamlets were carried out by the firm that had been chosen.

The work has started and 9 hamlets are concerned this winter: *Pastouret -Escabour - Amiradou - Roco - Rebousca - Recantounet - Parpaiou - Mounacan - Galamina.*



The work will continue over the next two winters. Certain species are prohibited: notably mimosas, eucalyptus and cypresses. An exhaustive list of these species will be requested from the Administrations concerned.

Once the PPRIF enforcement services have visited the plot, it will be up to the associate, at his or her expense, to remove the prohibited species. With regard to hedges at the property boundary, a census will be carried out by security technical or staff in order to know the plots whose hedges extend into public space. A letter will be sent to the partners concerned asking them to comply.

### **Buried network audit**

The CA unanimously validates the estimate for the mapping of buried networks from the company ORTEC for an amount of €19,600 excluding taxes. This service will then make it possible to consider an audit of the state of these networks. This amount will be charged to expenses of the 2023 multi-year plan.

### **Installation of cameras on trash bins zones**

The CA unanimously validated the installation of cameras at certain trash bin zones to combat incivility.

### **Entrance to the Domaine: Project to modify the entrance.**

The entrance to the Domaine will be modified in 2024 to optimize the locations of the barriers, allow operators better vision of entering vehicles, facilitate checks and optimize the installation of license plate readers. It is planned to modify the location of the barriers, namely :

- The 2 entrance barriers located in front of the guards' lodge will be moved back to the level of the entrance car park to allow unregistered vehicles or vehicles which have entered by mistake to exit on the left
- The entrance barrier, via the shopping center or the RN7, will be moved back to serve as an exit route and to prevent vehicles from blocking the entrance to the area.

The plate reading software has been ordered and budgeted in the 2024 budget to be operational at the end of January/beginning of February.

- In addition, it was planned to put in place secure gates for access to the shopping center and the swimming pool. Passage through these gates will be managed using magnetic or chip cards which will be developed for associates, beneficiaries and guests using the new IT tool. Apart from securing these accesses, the cards will make it possible to manage the flow of passage through these gates. Given the development of the computer system which will only be operational at the start of 2024, the installation of the gates is planned for the 2025 season.

**Swimming pool redevelopment works** The CA unanimously validates the principle of studying a complete overhaul of the aquatic area including in particular:

- A new "children's" area that is more fun and more practical in terms of managing the paddling pools and includes a complete replacement of the floor covering around the pools
- The removal of pine trees which cause the lifting of beach slabs around the aquatic and Olympic pools and ruptures in the pipes surrounding these pools.
- The replacement of pine trees with "pergola" type sets to provide shade areas around the pools.
- The replacement of slides that have become obsolete and unattractive.
- The development of the lawn which could be replaced by a more comfortable covering or a beach project.

Different proposals will be solicited from specialized companies and these quantified proposals will be discussed with the “future of the Domaine” commission before presentation to the General Assembly. However, given the leaks observed this summer due to the lifting of pipes by the roots of pine trees, the CA decides to prioritize the removal of the latter and their replacement with pergolas, if possible, for the 2024 season.

## FINANCES

### Attendance 2023

o This is substantially identical to that of 2022. It should be noted a drop in the number of tenants of 4% in July and 11% in August while the number of “free” guests increased by 1% in July by 12% in August. The problems encountered with our security department and the lack of control of this fact during the 2023 season explain these figures.

### Occupant participation 2023

o The forecast amount, before dispute and issuance of the corresponding assets, is €240,579, for a forecast budget of €155,887.

### Tariffs 2024

o The CA decides, unanimously, to modify the rates for the contribution to the operating costs of the Domaine called “occupant participation for:

- Low season from €3.50 to €3.00
- Mid-season from €6 to €6.50
- High season from €7.50 to €8.5

Paying guests will be required to pay the “occupant contribution” at the start of their stay. Pre-payment will be provided for in our new management software.

### Holiday vouchers

From 2024, associates will be able to pay us with holiday vouchers for a 1% management fee. For the payment of annual charges, a flat rate of €15 will also be billed for processing costs. The SCI will not be approved by the ANCV.

### Structural investment budget proposal

o The Council noted that the collective equipment in the area represents a significant budget and requires constant maintenance and upgrading. In order to preserve the attractiveness of the Domaine, the Council considers it necessary to set up a specific budget relating to collective facilities as well as possible related financing. To do this, quotes will be issued to quantify the investments in the following equipment:

- Complete renovation of the football field following different formulas (lawn, stabilized...etc.)
- Repair and stabilization of the edges of the ping-pong tables in the “children’s games” enclosure
- Stabilization of the edges of volleyball courts to avoid recurring accidents
- Renovation of the beach volleyball court
- Possible creation of a fourth volleyball court
- Possible creation of a third “padel” court
- Possible modification of the mini-golf to free up and develop a space intended for the organization of evenings at the Aquarius

### Replacement of computer hardware

o The current server is no longer under warranty, which presents a significant risk in the event of a computer failure. The CA unanimously validated the estimate of €13,870 excluding taxes from the company ISISCOM for the replacement of the computer patching bay of the Mas Administrative, the replacement of the general backup server and the restoration of operation of the Free WIFI point at the Mas. A meeting with the company ISISCOM will be planned to study the relevance of opting for VOIP technology to replace our Orange telephone access.

### Bins : selective sorting 2024

The selective sorting applicable in the Var will be operational from January 1, 2024 and "Esterel Cote d'Azur Agglomération (formerly Cavem) has set the threshold for exclusion from the public collection service at 8,000 liters per week.

Our current service provider told us that with this constraint the increase in the price of rotations is around 17% to which is added the cost of waste treatment, i.e. an annual amount of around €130,000 including the removal of the old Cavem tax, an increase of +/- €15,000.

### Medical room

The CA studied the possibility of having a doctor during the period from July 1 to August 31 and decided that an advertisement will be submitted to the Council of the Order of Physicians to find a candidate.

## LEGAL

### Update on labor disputes:

✓ File of Mr. MAYER Thierry and Mrs. MAYER Sylvie

The setting of the pleading date before the Aix-en-Provence Court of Appeal is pending. The file is in progress.

✓ Mr. HAMEL file

Administrators are informed that the conciliation hearing is set for October 5 and that we are awaiting the return of our council and the dates for exchanging conclusions.

### Update on various disputes:

✓ AXA Insurance file

The case was pleaded on October 8 and we are awaiting the deliberation which will be delivered on January 16, 2024.

✓ GIRARDON file

The SCI was ordered, by judgment dated August 30, 2023, to pay €1 for moral damages, €3,500 under article 700 of the Code of Civil Procedure and to publish the decision on the home page of the Domaine's website for a period of one month from the day after notification of this decision and this was done from September 8, 2023 for a period of one month.

The CA decided, unanimously, not to appeal the judgment handed down.

✓ VAT file

Our case was pleaded before the Toulon administrative court on September 4 and our request was rejected on September 19, 2023 for the requested period from January 1, 2017 to October 31, 2020.

One of the main reasons for rejection is that the SCI is considered to be subject to value added tax because it independently carries out one of the economic activities mentioned in the fifth paragraph of article 256 of the general tax code.

Our amicable complaint for the period from November 1, 2020 to December 31, 2021, which is part of the initial file, was also rejected by the Var Departmental Directorate of Public Finance.

The CA decided, by majority, to:

- Appeal the judgment pronounced on September 19 before the Administrative Court of Appeal of Marseille
- Pursue our complaint before the Administrative Office of Toulon for the period from November 1, 2020 to October 31, 2021,
- Submit our claim for VAT paid for the years 2022 and 2023 to the Var Departmental Directorate of Public Finances
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### ✓ Tourist tax file

The draft summons which will be pleaded before the Draguignan Judicial Court is being finalized.

## **SECURITY OF GOODS AND PERSONS**

### **2023 season review**

The Administrative Council notes that there was a problem this year in terms of security and the feedback of information not provided by the security controller.

Indeed, no table has been updated concerning the infractions noted during the season and no letter has been sent to the partners concerned.

The Administrative Council asks the administrators in charge of personal safety to use the table of incidents updated by the director of services and will propose the list of incidents which require the sending of letter and the penalties or sanctions provided for in the administrative regulations.

## **SECURITY / RESCUE**

### **2023 season report**

- o Despite a summer season with a significant risk of fire due to drought, there were no incidents to report. The training and personal rescue exercises carried out at the swimming pool went very well this year.
- o Unfortunately, we deplore the damage to several fire extinguishers by unconscious, malicious ignorant persons

### **First aid training**

o The CA decided to purchase a mannequin which will be used to train Domaine staff as well as seasonal workers in first aid procedures and the use of the cardiac defibrillator.

### **Report on the Domain evacuation exercise**

o Following the Domain evacuation exercise on June 14, 2023, the evacuation maps will be reprinted and, on their backs, will be indicated "EVACUATION - DOMAINE DU PIN DE LA LEGUE" for referral to the nature base. The maps will be given at the level of each emergency exit to evacuees in order to position it behind their windshields to signal to the police that we have just evacuated the Domain and that they are directing us towards the Fréjus nature base.

## **GENERAL ADMINISTRATION**

### **Transfer of the reception office**

o The CA decides, unanimously, to transfer the reception office to the entrance lodge from January 1, 2024. The administrative office will no longer be accessible but by appointment.

### **Date of the 2024 Admin Councils**

o February 27, 28 and 29 and April 24, 25 and 26.

### **A communication from the "Avenir du Pin de la Lègue" commission (CADP2L)**

#### **"Avenir du Pin de la Lègue" Commission - CADP2L:**

o In 1961 a special place called "Pin de la Lègue" was born in a green, natural environment, and driven by the conviction that a new form of vacation and of life was possible. 62 summers later, nothing has changed.

Or almost. But because beyond the confines of Le Pin the world is changing thinking about tomorrow means ensuring sustainability and preserving the ecosystem of our Domaine. The Future of the Pin de la Lègue is being decided today and for this reason we need your contribution. This is the reason why the “AVENIR DU PIN DE LA LEGUE” commission has been created.

### **The missions of CADP2L:**

The missions assigned to the CADP2L commission are as follows:

- Bring together the heritage rich in memories of the alumni and the desires rich in ideas of the new generation to give rise to proposals for achievable developments with added value,
- With this in mind create easy bridges of expression -emails, forms, surveys- so that all pro-active members are heard,
- Propose to the CA concrete projects having received strong support from members and ratified by a global reflection including economic and logistical realities,
- Work on subjects entrusted by the CA,
- Accompany the proposals with a business plan including a list of potential service providers and a retro-planning to anticipate actions and make the project possible.

The projects, once qualified and financially estimated, will be proposed to the Admin. Council. The latter will decide whether or not to submit them to votes in the form resolutions and implement them if “sociétaires” agree.

### **The main axes:**

- The proposals are structured around 5 axes:
  - o Animations: how to make everyone’s desires coexist and create new experiences
  - o Statutes and regulations
  - o Works, development and structuring of public spaces
  - o Service proposal
  - o Communication

### **CADP2L communication tools:**

In order to actively contribute to the work of the Commission and to identify your projects, collaborative tools have been made available to you:

- To respond to our form to get to know you better, to better understand your expectations and your development ideas, go to the following link:  
<https://forms.gle/uZ4wCgPJWk5ucct7>
- To discuss your projects with members of the commission, send your emails to the following address:  
[CADP2LForm@gmail.com](mailto:CADP2LForm@gmail.com)
- To contribute to the enrichment of the heritage of the Pin de la Lègue, become an actor of its common memory (which will give rise to an exhibition and a map interactive (photos, anecdotes, testimonials) send your emails to the following address:

[CADP2LCarteExpo@gmail.com](mailto:CADP2LCarteExpo@gmail.com)

# REMINDER

## Administrative building opening hours

from 1st October 2023 to 31st of March 2024

Open to the public Monday through Friday, in the morning only from 9h to 12h

**If you want an appointment with the Technical Department**, please ask for it by phone or by e-mail emphasizing the object of your demand. The appointment will take place directly on your plot.

Of course, at any moment you can send an e-mail to the Administrative department ([service.administratif@pindelalegue.fr](mailto:service.administratif@pindelalegue.fr)) or to the Technical department ([service.technique@pindelalegue.fr](mailto:service.technique@pindelalegue.fr)).

### Delivery of the badge/insurance

We remind you that the badges will only be issued upon presentation of proof of insurance for the vehicle(s), accompanied by the CL and fire insurance certificates for all facilities as well as a tax certificate (Main residential tax and/or Domaine residential tax sent to your main residence or Income tax sent only to your main residence).

Associates whose two-wheeled vehicles remain parked in the storage must, each year, provide us with their valid insurance certificate for the stored vehicle.

If you cannot prove a main residence, you will be affected by resolution 7 voted at the General Meeting of 14 August 2021 which states *"an associate who cannot prove, by the production of a tax certificate, a main residence outside of the Domaine, will be sanctioned with a monthly penalty of 7 basic rates in the first year, penalty doubled each year until regularization."*

### Insurance

- Associates are reminded of the obligation, each year when the badge is handed out, to provide us with proof of insurance for the vehicle(s), accompanied by the CL and fire insurance certificate for all of their installations.

- At the request of our insurance company, associates whose two-wheeled vehicles remain in storage must, each year, provide us with their valid insurance certificate for the stored vehicle.

### Sanitary blocks

The sanitary blocks will reopen during the Easter vacations, on April 6, 2024. They will be closed on September 30, 2024.

### Selective sorting

To meet the ecological challenges of sorting and recycling, but also for budgetary reasons, we ask associates to sort their waste. An information leaflet is available at the administrative building.

### Garbage containers

The garbage containers currently stored in the parking lot in front of the post office will be progressively put back in the hamlets as of June, 2024.

### "Monster" skip

Accessible from 9:30 to 11:30 am;

1 April to 31 October: Monday and Friday

1 November to 31 March: Friday.

### Parking for motorhomes, boats and trailers

Boats, campers and trailers are not allowed to park permanently in the Domaine during the winter period on the public parking lots. If the associate has a suitable place on his plot, he is authorised to park his vehicles on the condition that they do not encroach on the public domain and that they do not hinder the possible access to his plot by the fire services.

In winter, a motor home may be the associate's main vehicle. In this case only, if it is not possible to park it on his plot, he will have to, after a preliminary request specifying the expected parking time, park it on a strictly delimited area which will be specified each year by the technical services of the Domaine. This parking is only reserved for the associates present in the Domaine during the same period. Controls will be made to ensure that the associate is present.

### Two-wheeler store

From July 1 to August 31, two-wheelers can be dropped off or returned on **Mondays, Wednesdays and Fridays** from 10:00 a.m. to 12:00 p.m. and **from September 1 to June 30, between 9:00 a.m. and 12:00 p.m.**, by prior appointment with Mr. Stéphane DAVAL.

### "Buffer" vehicles

For all "buffer" vehicles on the parcel, without a badge and for which the insurance is outdated or non-existent, the Domaine will ask the associate in question to provide the insurance certificate by e-mail.

### Water meter

Each associate is responsible for maintaining her/his own meter. In case of its replacement, which can only be decided and performed by the Domaine, the fees involved will be invoiced to the associate concerned.

### Maintenance of the facilities

We remind you that you must regularly clean your plots and remove pine needles from the roof of your facilities.

### **PPRIF maintenance of parcels**

The deadline for the execution of this work by the partner is 15 May. Nevertheless, the Administrative Council accepts a tolerance until 30 May. After this period, the maintenance works are performed by the Domaine, at the expense of the associate concerned. The deadline for the execution of all the PPRIF maintenance works is 15 June.

### **Palm treatment and disease**

Every associate with one or more palm trees on her/his parcel must contact the technical services in order to collect information relating to the treatment, felling and removal of sick palm trees. Only authorised companies may be involved, with no involvement of the Domaine's services under any circumstances.

### **Animals: Extracts from the Internal Rules (Updated in April 2022)**

#### **- Pets: (Article 6.3 e)**

The presence of pets is allowed with their master, provided that they are vaccinated (keep the vaccination certificate available) and that they do not cause any nuisance of any kind.

**Category 1 and 2 dogs** are strictly prohibited at the Domaine.

Dogs must be under the control of their owner at all times, tied or kept on a leash, or even muzzled according to the legislation. Under no circumstances should they be left alone on the plots. Dog owners must take all appropriate measures to prevent barking and disturbances by their pets (cf. Art. 6.3. c).

Access to the nautical area and playgrounds is prohibited for pets (sanitary reasons).

Owners must collect the excrement of their animals; financial penalties in case of failure (cf. Art. 7.3.2).

Wandering animals will be caught and handed over to the departmental pound.

**Cats:** We remind you that a campaign of sterilization of stray cats is organized throughout the year by volunteer associates with the approval of the Domaine administration so as to avoid a proliferation of cats.

#### **- Pests:**

According to the prefectural decree of 30.05.2017, wild boars are classified as a nuisance throughout the Var department. As such, anyone caught feeding a wild boar is liable to a fine of 135€ applied by the Wildlife Office.

### **The Domaine Post Office**

The Domaine post office is closed until April 30, 2024. Mail and small packages are delivered to the mailboxes on Monday and Thursday. Only the notices of passage for registered letters are delivered daily.

For people who have medication and/or medical equipment delivered, they are asked to contact the administrative office.

### **Fire extinguishers**

The Domain has 1 200 fire extinguishers that are checked every year and replaced every 10 years.

Access is forbidden to the **military grounds around the Domaine.**

## CONSIGNES DE SÉCURITÉ

### - IN CASE OF FIRE -

- If you witness a fire outbreak :
  - Call the fire brigade at **18 or 112**,
  - Call the main gate :
    - either by phone using the security number on **07.78.48.54.55 (preferred number) or 04.98.11.84.40**,
    - or using the **call station** located in the toilet block.

Do not hang up first, wait for confirmation of your call.
- Identify yourself by giving your name, the address of your parcel in the Domaine (hamlet name + number).
- Indicate the location, nature and extent of the disaster.
- Specify if there are any victims, the visual condition of any injuries or burns.
- Close gas cylinders, cut off electricity from the damaged parcel, use fire extinguishers and/or garden hoses.
- Whenever possible (don't put your life at risk), stay on site to guide relief efforts and set up a safety perimeter.

### - IN CASE OF FLOODING -

- Call the main gate:
  - either by phone using the security number on **07.78.48.54.55 (preferred number) or 04.98.11.84.40**,
  - or using the **call station** located in the toilet block.

Do not hang up first, wait for confirmation of your call.
- Identify yourself by giving your name, the address of your parcel in the Domaine (hamlet name + number).
- Indicate the location, nature and extent of the disaster.
- Specify, if applicable, if there are people requiring care.
- Go to a high place and take cover.
- Never cross a road or path submerged in water.

### - EVACUATION OF THE DOMAINE -

- The evacuation order is given by the Domaine sirens or by the voice evacuation system.
- Close gas cylinders, turn off the electricity.
- Close the doors and windows of your facilities to prevent theft and the spread of fire or smoke inside mobile homes or caravans.
- **ATTENTION:** do not close the water on the parcel, leave the water hoses available for use.
- Bring identification, health records, emergency medication, footwear, clothing and beverages.
- Evacuate the Domaine with vehicles without trailers by following the marked routes.
- Follow instructions given by safety staff or public services.
- Anyone present in the Domaine must **obligatorily** evacuate under penalty of sanction.
- In the event that a resident is looking after one or more persons (children, or disabled person), he/she is asked to inform the entrance station in order to report this.





# Domaine du Pin de la Lègue

## PRIOR CONSENT TO RECEIVE ELECTRONIC REGISTERED LETTERS

Dear Societaire,

In accordance with the requirements stemming from Regulation (EU) No. 910/2014, Article L100 of the French Post and Electronic Communications Code and the implementing decree No. 2018-347 of May 9, 2018, we inform you that the qualified Electronic Registered Letter has the same legal value as a Paper Registered Letter with Notice of Receipt.

Under the provisions of Law 65-557 of July 10, 1965, Decree 67-223 of March 17, 1967 and Decree 2015-1325 of October 21, 2015, notifications of notices of meetings, minutes of general meetings and formal notices can be sent to you by Electronic Registered Letter.

In accordance with the resolution n°8 voted during the general assembly of August 14, 2021, in order to gain in speed, simplicity and traceability, the S.C.I. Domaine du Pin de la Lègue proposes to send you your next convocations to the general assemblies by registered letters in electronic version.

If you agree to receive our registered letters in electronic version, we thank you for returning the coupon below duly completed by mail to the Domain's address or by e-mail : [service.administratif@pindelalegue.fr](mailto:service.administratif@pindelalegue.fr).

Please accept our best wishes and we remain at your disposal for any questions you may have.



### PRIOR CONSENT TO RECEIVE ELECTRONIC REGISTERED LETTERS

I, the undersigned .....

Sociétaire of plot N° ..... in the hamlet .....

Under the general number .....

Email : .....

Telephone..... Mobile.....

Agree to receive notifications and formalities by Electronic Registered Letter from the S.C.I Domaine du Pin de la Lègue.

I recognize that the access to the mailbox corresponding to the indicated e-mail address and its consultation are under my whole and full responsibility. In case of change of e-mail address, I agree to inform the S.C.I Domaine du Pin de la Lègue by any means at my disposal.

Done at .....

Date.....

Signature

**TARIFS**  
A compter du 01 janvier 2024

RUBRIQUES	TTC
<b>ADMINISTRATION</b>	
* PART SOCIALE (quota gestion) .....	6,70 €/part
* APPEL PLAN PLURIANNUEL de 2023 à 2028 .....	0,68 €/part
* APPEL PPRIF de 2023 à 2025 (Plan de Prevention des Risques Incendies de Forêt) .....	0,42 €/part
* EAU (Consommation 2024 sur charge 2025):	
Consommation (coût du m3 – TVA à 5,5 %) - montant provisoire .....	2,34 €
Assainissement (coût au m3 – TVA à 10 %) -montant provisoire.....	2,54 €
* PARTICIPATION OCCUPANT (participation aux frais de fonctionnement – art. 4 a) du R.I.) (Applicable du 01.10 au 30.09 - à partir de 7 ans révolus)	
Hors-saison (du 01.10 au 31.03).....	3,00 €
Moyenne-saison (du 01.04 au 31.05) .....	6,50 €
Haute-saison (du 01.06 au 30.09) .....	8,50 €
* MAGASIN ASSOCIE (Forfait/m3) :	
- 3 mois : .....	45 €
+ 3 mois : .....	100 €
*TRANSFERTS DE PARTS :	
Vente / succession / donation.....	750 €
Divorce / extinction d’usufruit / sortie d’indivision.....	300 €
Succession dernier vivant.....	Gratuit
* MACARON :	
Associés/ayants droit .....	Gratuit
Invité/occupant .....	8,50 €
* CARTES DE RESIDENTS (accès libre aux loisirs)	
Associés/ayants droit .....	Gratuite
Invités/occupants :     * de 7 ans à 10 ans .....	2 €
* à partir de 11 ans .....	11 €
* REEDITION DE CARTE DE RESIDENT (perdue) .....	7,50 €
* REMPLACEMENT SERRURE (boite postale).....	40€
* PHOTOCOPIES / IMPRESSIONS MAILS ASSOCIES	
Recto-verso/page .....	0,60 €
Recto/page .....	0,40 €
<b>LOISIRS</b>	
* TENNIS et PADEL.....	Gratuit
- réservation au point information en juillet/août suivant règlement affiché.....	Gratuit
- réservation à la loge de septembre à juin : remise de la clé du court en échange de la carte de résident .....	Gratuit
- Prêt du matériel Padel (1 balle et 1 raquette) pour 1 heure .....	Gratuit
* MINI-GOLF .....	Gratuit
* GARDERIE « Les Petits Loups » : Inscription au point information suivant règlement affiché	Gratuit
<b>TECHNIQUE</b>	
* TAXE DE GRUTAGE (tarif unique).....	2000 €
* TAXE DE TRACTAGE .....	Gratuit
* BRANCHEMENT RESEAU EAU .....	1000 €
* DEPLACEMENT COMPTEUR EAU.....	(Sur devis)
* REMPLACEMENT COMPTEUR EAU .....	60 €
<b>PENALITES ET FRAIS</b>	
* CHEQUES VACANCES (1% de frais de gestion sur opérations) Encaissement des charges : Forfait.....	15 €
* PENALITES INFRACTION (unité de base).....	30 €
* FRAIS POUR RETOUR IMPAYE .....	25 €
* AVOIR POUR REGULARISATION PARTICIPATION OCCUPANT IMPUTABLE A L'ASSOCIE .....	30 €
* FRAIS POUR NON ACCEPTATION LETTRE RECOMMANDEE ELECTRONIQUE .....	25 €
* FRAIS FIXES CONTENTIEUX .....	30 €