

BROS NEWSLETTER

March 2010 Number 113

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1 Domaine AGM

All members will by now have the voting forms for the AGM of the domaine on 17th April, 2010. The three resolutions are straight forward. What ever your views please ensure that you vote.

On page six under Wastewater there is a reference to 'Replacement of a pump lifting of the English'. I understand that this relates to a lifting pump of English design.

2 Cost of Water

Many of you may have notice that the cost of water has risen sharply. In 2007 the cost was €1.02 per m³ and in 2009 it is €2.21 per m³. Joop Van der Anker plot 751 has written to the bureau. A summary of the reply from Mr De Coninck and Joop's reply is attached.

My thanks to Joop for this information I think this will be raised at the AGM.

3 BROS Meeting 2009

At the meeting some members raised the availability of the internet. Several members have replied with their experiences details of which I circulated. These are attached.

4 Sale of Lot 211

Barry Chapman has sent a resume of the sale his and Noreen's plot which I have attached for information and explain how a sale progresses.

5 BROS Meeting 2010

The BROS Meeting will be held at the Lou Paradou Club on Thursday 16th September, 2010 at 5 for 5.30pm. The arrangement will be as last year. I anticipate that the BA of the Var will attend with coffee, tea and biscuits and cards etc. This is a little later than usual but I am unable to be at Canebieres before the 11th September, 2010.

6 BROS Accounts,

A copy of the accounts for 2009 from Tony Godwin is attached. As he has requested will members whose subscriptions are due please send them to him.

My thanks to Tony for looking after our finances.

7 Miscellaneous

Roma Overton, Elsie Shutt and Joan Stacey have now left the domaine and are now happily settled in the UK.

The shop/restaurant has now been refurbished with the decorations updated and new seats and chairs

Billy Hudson told me that he had a puncture which was in the tyre wall and therefore could not be repaired. He was informed by the tyre garage that he could not buy a single tyre because in France the tyres on an axle must be identical. Most garages only sell tyres in pairs. Some will sell a single tyre but it must be identical in every way to the other on that axle.

Dot and I visited Canebieres late February and early March. The weather was mixed and rather cold with several degrees of frost each night. The cold weather meant that the mimosas were later and in magnificent bloom.

We expect to be at Canebieres in June.

Bob 01489 573003 robert.west4@tesco.net

Summarize from reply of Mr. De Coninck

Till 2008 the water price was the same as the price from Veolia

All costs from distribution of water, maintenance, electric for the installation was booked under general costs.

In 2008 this was changed it was decided these overhead costs should be included in the water price.

The municipality of Le Muy does the same.

The price in 2009 (consumption 2008) was € 1,93, but in this price was a credit note, as the office was not satisfied with the cleaning by the sanitation department.

Therefore the office has signed a new more expensive contract.

The costs increased in 2009 (bills Ternois) by € 9.563,44

The water consumption was 5.835m³ higher in 2009.

The particular consumption dropped by 4557 m³, so the consumption of the SCI increased by 10.392 m³ (€ 27.776,16)

This was caused by several leaks.

Now they have found some of the leaks. Every morning they check the main meter.

After reading the meters in December they found the problem of leaks.

The price of Veolia was increased from € 1,03 too € 1,12

The cost for the SCI are in the budget, but they cannot estimate the cost of leaks, rise in tariff, replacement of a pump.

As bank director and financial analyst he can confirm that in the calculation of the water price are only bills which are related too the water system and distribution.

This is also with the bills of the EDF. Therefore there is a separate item for EDF in the budget.

The accountant of the SCI know the calculation of the waterprice and had no comments.

As far as the reply from Mr. de Coninck

I have recently replied as follow:

Also summarized:

The office has also replied in general terms.

They compare the water price to the price from Le Muy.

That is not right because that is a professional enterprise, with a professional equipment and organization with the purpose to make profit.

The rise of the costs in 2009 are not low. It is really a shame, that the costs in the system is hiding from the view, while they are not in the budget, only the part in a lump sum for the SCI.

Also it's really a shame that first at the end of the year the office recognized the leaks and not during the year.

In the past several persons told the office that a farmer was taking out water during several months and often twice a day from the fire hydrant.

There was not any control, there were no meters so that there was no registration.

How was this last year?

The rising of cost of the EDF is striking. Is there a separate meter for the water treatment and distribution?

I think it is advisable to tell the accountant to check explicitly every year the calculation and assessment of the water price.

Joop van den Anker (751)

FROM KEITH SPRUCE 17-10-09

Hope you are both enjoying good health. Please give this information to all others at Canebieres. I'm also happy to answer any questions people have.

At Canebieres we now have full independent access to the internet at our plot.

The resolution to the problem is quite simple. At S.F.R. Ste. Maxime you can establish a contract with Orange to supply you with a 3Gplus dongle (similar in size to a memory stick.) This is directly plugged into your laptop computer via the normal port. Orange Internet Everywhere through this 3Gplus device gives full internet coverage from wherever you are including your home no matter what number on Canebieres. This does away with Wifi or landlines. Connection to the Internet takes about 2 minutes waiting

A second easy access to the net is to use the Mediatech Center in Le Muy. You can take a yearly membership €15 or use the Center on a pay as u go basis. The center is immaculate with new computers for your use. You give your Canebieres address to establish entitlement

I hope this information is useful.

Best Wishes hope to see you November

Keith & Anne Spruce

Stay in touch with your friends through Messenger on your mobile. [Learn more.](#)

Page 1 of 2

robert west

From: Gail Edwards [riga546@hotmail.com]
Sent: 19 October 2009 12:01
To: robert west
Subject: RE: Internet

Dear Bob

Just to let you know that I have been using a Orange 3G Card/dongle at Canebieres for over 3 years now. Unfortunately 24/7 use is quite expensive and the reception is not always as fast as you would wish. Mr Jacquemin uses the same method.

The Mediatech is excellent but obviously not always accessible.

I believe Domaine Charles now has wireless, with all the plots at Canebieres I am sure we could push this.

Regards Gail Edwards

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546 Domaine des Canebieres
83490 Le Muy
France
0033668361945

robert west

From: Rob Neal [rob@robneal0.wanadoo.co.uk]

Sent: 17 October 2009 14:56

To: robert.west4@tesco.net

Subject: BROS Internet Access for Canebieres

Bob,

As a largely passive member of BROS, I felt compelled to share my knowledge on Internet Access after receiving the latest BROS newsletter. I work for Vodafone and am home based, and I am pleased to say that I managed to work successfully from my second home base on Canebieres for 2 weeks during the summer. I had great Internet access which is required for my job through wireless broadband provided by SFR through the mast at the top of the hill. I even got higher access speeds at Canebieres than I can through my fixed line broadband at home in the UK.

Given that we have an SFR mast on site we should be able to get wireless broadband Internet access all over the domain at great speeds. There are two options as I see it:

1. Individuals could get 3G broadband Adapters for their own personal use. These come with a range of tariffs from pay as you go through to unlimited access on priceplans from 3 - 30 euros a month for an unlimited contract. I have included the link to the SFR website that details all of the different options.

http://www.sfr.fr/internet-mobile/offres-internet-mobile-cle-internet-3g/les-offres-internet-3g-?vue=00235e&sfrintid=HPB_midumpc_MEA_bolmid

2. The domain could invest in a shared facility for the shop / restaurant area that would use a SFR mobile broadband connection that could then be shared by both WiFi for people with their own laptops, and also there could be a fixed PC for use by all residents. This is not expensive and would be very easy to install I have detailed below the equipment that would be required to do this and am happy to help with setting this up:

- 1 Linksys Router £75 : http://www.amazon.co.uk/Linksys-Wireless-G-Router-Broadband-WRT54G3G/dp/B000N5RB54/ref=sr_1_12?ie=UTF8&s=electronics&qid=1255786439&sr=8-12
- 1 Unlocked Vodafone 3G broadband card £30 (will need to buy this off of Ebay as they have stopped making these now) - http://cgi.ebay.co.uk/UNLOCKED-QUAD-3G-UMTS-Data-Card-for-Linksys-WRT54G3G_W0QQitemZ230356244779QQcmdZViewItemQQptZUK_Computing_LaptopAccessories/hash=item35a24d592b
- Unlikely, but we may also require an external Antenna plus adaptor cable £89 : <http://www.solwise.co.uk/3g-antenna-outdoor.htm>
- We will also need an unlimited 3G access SIM card from SFR at around 30 Euros a month.

So for a total one off cost of around £200 we could Broadband enable Canebieres..

Let me know if this is of interest.....

Regards

Rob Neal

Plot 581

18/10/2009

Sale of Lot 211 Canebieres

October 2009

Noreen and Barry Chapman
01642 554341
james.chapman3@ntlworld.com

In June we decided to have a valuation in anticipation of selling in the next two to three years.

We then contacted M. Blaquart the Estate Agent in Le Muy and he called at the site and made a valuation for us. He said he would handle everything if we rang him to say go ahead and send him a key from England. We confirmed he would have an exclusive right to sell. If we had wanted only a valuation he reserved the right to charge 40 euros. We feel this was fair considering the outcome of our sale.

In July after we had got home we decided to put the Lot on the market as we did not have any idea how long it would take. We confirmed this by Email with an inventory of the various items we would be leaving.

1st Sept. Called on M. Blanquart with further information regarding the site, when we got back to France This in addition to the inventory, was a site plan showing the boundary markers. These are necessary for the sale and have to be carried out by an approved surveyor, details available at the office. I recalculated the site area as the markers varied from the original site plan. I also included the dimensions of the various buildings. On site I put poles in the markers for the benefit of the buyer as the markers get lost in the undergrowth. The third item was a list of the charges from the Domaine, water, electrics, insurance, television and Tax d'habitation with dates and amounts paid.

4th Sept. Visit from M. Blanquart in the morning with a French couple to look around. They returned on their own during the afternoon to say they would like to buy. A meeting was arranged on site with M. Blanquart for the following Monday.

7th Sept. At the meeting a formal agreement was signed for the asking price of 105,000.00 euros. 2,000 euros was paid to M. Blanquart by the purchaser and both sides were committed to a 10% payment if either side backed out. This was when we found out that the buyer pays the commission and we would get all of the asking price. M. Blanquart asked for two letters from the Domaine, one agreeing to the sale and the other confirming ownership. This showed our son as the "nu-proprietaire" or the nude owner! as we had made the share in the Domaine over to him. We were shown as "usfrutier" or occupiers for life

11 Sept. Collected letters from Domaine

12th Sept. Delivered letters to M. Blanquarts offices.

14th Sept. Letters received by M. Blanquart and we checked a typed copy of the agreement.

18th Sept. Letters and original papers taken to Huisser (registrar) by M. Blanquart

22nd Sept. A contract was sent by the Huisser to M. Blanquart and we signed this and sent it to our son as his signature was needed.

28th Sept. The contracts were then sent by our son directly to the purchaser for the final signatures.

1st Oct. The contract was returned to M. Blanquart with a cheque for the full amount.

5th Oct. contract and cheque received and paid into our bank on the 6th Oct.

9th Oct. The money was transferred to our English bank and received on the 13th Oct with a charge of £7.00.

It took four weeks from signing to receiving the cheque. It is our only opinion but we would advise using an Estate Agent and we certainly found M. Blanquart very good. He speaks English and being able to contact him by Email was a great help. He is at No. 16 R N 7 near the Tower

robert west

From: anthony godwin [anthony.godwin@tesco.net]
Sent: 30 December 2009 11:54
To: BOB & DOT WEST
Subject: FINANCIAL STATEMENT

FINANCIAL STATEMENT

INCOME

EXPENDITURE

Balance @ 31 st December 2008	£383.80	
Subscriptions to 31 st December 2009	£369.00	Chairman's expenses £272.52
<hr/>		
£752.80		

Income	£752.80
Less expenses	£272.52
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Balance C/F 2010	£480.28

My thanks to all members for there support during the pass year.

SUBSCRIPTIONS 2010

Subscriptions for 2010 will remain at £5 or 7Euros. (No Euro cheques please)

Name:- Plot No.

Sum enclosed:-

Tony Godwin
 36 Woodmans Vale
 Chipping Sodbury
 BS37 6DL