

## **December 13, 2019**

The cleaning of the basement parking started yesterday. We have to hurry in order to open the cellars still full or not open for the cleaning company...

## **December 6**

### **Subject: Residence LE RIOU DE L'ARGENTIERE Flood monitoring 2 - Informations**

Dear,

It is with great regret that we come back to you because of the new floods that impacted your residence, floods much larger than the previous week (2.10 m against 1.20 m in the basement).

We have, of course, as the week before, followed very closely the evolution of the rising waters from Sunday, December 1st in the afternoon.

As soon as the torrential rain stopped falling, we called the firefighters who arrived around 9 am on Monday morning. The supplied pumps were found to be insufficient for the body of water to be extracted. In the day only 30 cm of water level had been evacuated. Immediately contacts were made with the technical services of Mandelieu Municipality, which very quickly made the necessary arrangements, and we had at 21 hours the installation of a big pump of 400 m<sup>3</sup> / hour and the next day 2 other big pumps were put at our disposal. All this allowed the basements to be completely evacuated by Tuesday night.

As of Tuesday at 11 am ENEDIS had delivered, into the private homes, the electricity that had been cut since Monday at 15 hours for security reasons for the workers.

On Tuesday at 10 pm, a guard and an electrician were able to restore the electrical current in the majority of the common areas, stairwells, corridors, etc., as well as put back into service, one elevator per building (except the D building, single lift).

Wednesday morning cellars and basements were lit and residents could access their cellars. That same day SOTAME emptied the elevator tanks, in order to return building D lift into operation, which was done Wednesday afternoon.

Considerable work has been done by some members of the Residents Association (Conseil Syndical), the guardians, and the Municipality of Mandelieu to restore, in 48 hours, a "minimum" to residents (electricity and elevators).

With regard to hot water and heating, a big problem arises because 5 boilers, which were recently installed (in 2016) have suffered a lot in this disaster. Wednesday, we tried to put a boiler back into service for hot water, but to no avail, all the electronic boards were submerged. A few days will be necessary for their repair. As for heating we are looking for a solution (emergency replacement of 2 boilers out of 5 for example).

We ask residents to be a bit patient, we are working hard to resolve these issues as quickly as possible.

The expert, the insurer, accompanied by the Syndic and members of the Conseil Syndical, went on site to make a first point on this major incident that adds to that of the previous week.

We learned that some residents had strongly insulted a Guardian and the President of the Conseil Syndical, accusing them responsible for the problems caused by these floods. We find these actions scandalous considering the work we have provided, without interruption since the disaster of November 23, by these people who work to minimize the impact of the claims.

In addition, we would like to thank, on behalf of the Conseil Syndical, Mr. Sébastien LEROY Mayor of Mandelieu, Mr. David KONOPNICKI Director of Cabinet and Departmental Advisor, Mr. JAHJAH Technical Director, for their responsiveness from the call of President of the Conseil Syndical for the material and moral support they provided to this residence, while it was recognized that the entire Commune of Mandelieu was severely affected.

Given the magnitude of these two consecutive disasters, the Conseil Syndical will be "hot" that is to say, very quickly, complete a file on the installation of strong flood dams (2 flood-proof doors in front of the entrances of the garage for the sous sols, which is essential to safeguard our residence at the level of the basements (boiler room, electric power supply, cars, cellars ...).

This file, supported by our insurer and quickly constituted, the President of the Conseil Syndical accompanied by members of the Conseil Syndical will go to the Mayor and the competent authorities, to defend this file with the State services for its rapid implementation.

These state services, which are unfortunately dependent on the mayors of the affected cities, have delayed these facilities, defined and tested for 3 years, despite the formalities and resolutions requested at the General Assembly of your residence. By uniting we will win!

**Hereby, we ask all residents for their garage and / or cellar flooded (water level much higher and water very muddy compared to the previous disaster), kindly proceed, urgently, to the storage and disposal of their damaged items and the removal of the damaged vehicles, firstly for sanitary reasons, and secondly so that the cleaning company can perform a full and complete clean to the basements of your home. Outside skip are in place for their disposal.**

Otherwise we would have to evacuate the individual cellars and charge this service to the owners who could not have done the necessary for the before the **MONDAY, December 16, 2019.**

The last point, as in the 2015 incident, **the insurers are asking for your agreement to change the cellar doors, the latter being theoretically private.**

**You will find, attached to this, a form to fill in that you want to give your authority and return it by December 23 at the latest by mail or email: [lydie@phenix-consultants.fr](mailto:lydie@phenix-consultants.fr).**

We will continue to keep you regularly informed of the evolution of our actions, mainly through the website of the residence: <http://www.lerioudelargentiere.com>.

Thanking you for your understanding, we also ask you to believe, Madam, Sir, in the assurance of our devotion.

*(Thanks for Amanda's translation)*

## **December 5**

We should find hot water within a week or so. For heating 2 or 3 weeks are expected ....  
It is obvious that the deadline of December 6, 2019 to empty the cellars concerned the flood of November 23 and is obviously no longer relevant! Their cleaning will be taken care of by the residence.

## **December 3**

The Residence has no more electricity for few days...  
We shall tell you when it will be restored.

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## **December 2**

The unthinkable happened tonight. A new flood comparable to the one of 2015 (50cm less) took place. The water rose 2m10 from the ground submerging our electrical installations. As a result, all the lifts are out of order again and we do not know yet if and when the boiler will be back in operation. The pumping of water in the basements will take 2 to 3 days ...

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## **December 1**

The Alpes-Maritimes department was once again placed on red alert. Mandelieu was the subject of a report in the 1:00 pm newscast on France 2 today. The town hall has set up shuttles to evacuate residents living on the ground floor boulevard de La Tavernière. The Riou de l'Argentière should not be concerned because more the ground floor apartments are more elevated, our ground floor were not impacted during the much larger flood of 2015. Many residents have started emptying their cellars into the large skips set up on the outdoor parking lot. It is reminded that the co-ownership does not support the cleaning of the cellars but only the common parts. Non-resident co-owners can call our guardians who will try to find a solution for them if they can not come over here. Please contact them by mail on:

[rioudelargentiere.copropriete@sfr.fr](mailto:rioudelargentiere.copropriete@sfr.fr)

The boiler room was not too impacted. The heating and hot water were restarted on November 25th.

For the lifts, only the small ones could be put back in service. Building D having only one large elevator, a solution was found to put it back into service rather quickly.

Our Syndic is about to send you a detailed mail as soon as next week ...

The helicopters are flying above us without really reassuring us. Lightning and thunder torments tonight. We still have electricity but no hot water or heating.

We will see what tomorrow tells us. The media said we had 1 month of rain in 1 day. A disaster similar to that of 2015.

Come what may.

Yours truly.

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## **November 27**

Hello everyone,

The Residence has once again suffered a major flood. The cellars and basement parking were submerged but the water only rose to 1M10 this time. The vehicles are therefore in principle irreparable. The doors of the cellars are blocked. We therefore call on all concerned residents to contact their insurers to make their claims and to have their vehicles towed out of the car park. Regarding the doors of the cellars, we invite all the non-resident co-owners concerned to give permission to the guardians to proceed with their opening.

A karcher (high pressure water jet) was put at your disposal on the parking by each garage entrance for a possible cleaning of your possessions in the cellars.

Good luck to you.

The Council Syndical (Residents association)

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