



INFORMATION FOR SOLANO RESIDENTS

Get ready to find the answers to your questions!

PART 1:

THE SOLANO PROJECT

PROJECT OVERVIEW OF 8 PHASES

- Le Solano consists of 2 blocks of 4 phases each: Phases 1 to 4 and Phases 5 to 8.
- Phases 1 to 4: Built between 2007 and 2011
- Phases 5 to 8: Built between 2013 and 2021

BUILDINGS

- Each building has its own condominium association, typically comprised of 4 property owners. The association of a building is referred to as the vertical association. Each association operates differently regarding resident requests. Some associations have a communication platform in place to facilitate exchanges. If your association lacks this platform, it is strongly recommended to request it by sending them an email.
- For each block of 4 buildings, there is also a horizontal association. This horizontal association is responsible for the common spaces shared among the 4 buildings.

PROPERTY MANAGERS

- Each building is managed by a management company. You should always know their contact information. As mentioned earlier, some managers use a platform for inquiries. It's important to use this platform to keep evidence of your requests, questions, etc. Contact your manager to get access to this platform.

- Phase managers: on 8 December 2023.
 - Phase 1 (363 rue St Hubert): GESTION COREV - administration@gestioncorev.com - 514 389 0101.
 - Phase 2 (801 rue de la Commune est) : CONDO SOLUTION -
 - Phase 3 (859 rue de la Commune est) : GESTION PS -
 - Phase 4 (370 rue St André) : GESTION COREV - administration@gestioncorev.com - 514 389 0101.
 - Phase 5 (901 rue de la Commune est): GESTION COREV - administration@gestioncorev.com - 514 389 0101.
 - Phase 6 (365 rue St André) : GESTION COREV - administration@gestioncorev.com - 514 389 0101.
 - Phase 7 (1025 rue de la Commune est) : GESTION COREV - administration@gestioncorev.com - 514 389 0101.
 - Phase 8 (360 rue Atateken) : GESTION COREV - administration@gestioncorev.com - 514 389 0101.

- Your requests to the manager are dealt with on a priority basis. You should not expect an immediate response. In general, your manager will reply within a week. However, if your request is URGENT, it will be dealt with more quickly. You can also use the emergency number displayed in the lobby of your building or in the lifts. It is important to check whether your emergency call will incur charges.

YOUR RESPONSIBILITIES AS AN OWNER

- As the owner of your unit, you are responsible for paying your condo fees and any special contributions. To make payments easier, you can request direct debit.
- You must provide your manager with up-to-date home insurance.
- You are responsible for your tenant if your unit is rented.

- It is important to provide the manager with the lease and the 2 million civil liability insurance provided by your tenant.
- It is important to provide the manager with your tenant's contact details (telephone and email address) for registration at the intercom located in the lobby. Without this, your tenant will not be able to open the building door.
- You are responsible for your tenants and they must comply with the building's rules or they will be fined.
- In the event of water damage, it is important to inform your building management company immediately.
- If you need to carry out work in your unit, you must first contact the management company, which must notify the syndicate. No work can be carried out without the agreement of the syndicate.

HELP MEMORISING IMPORTANT POINTS

- It's important to be present at co-ownership meetings. If you want to keep abreast of changes, new regulations or any amendments that may be voted on, or any other matters concerning your building, a meeting is the best way to do so. What's more, you'll be able to ask questions.
- If you are away from your unit for more than 72 hours, you must turn off the main water valve to your unit and in winter keep the temperature in your unit at a minimum of 17 degrees.
- In the event of theft from your unit or storage, you must immediately call the police and file a report. You can share the information from this report with your building manager.
- If you're in the Solano phase 5 to 8 Facebook group, when you post information it's best to name your building with the phase number (e.g. phase 5 or phase 6). Also in the general chat information sharing group on Messenger. This way, if there is a problem, the residents of the phase concerned will be able to check whether the problem concerns them or not.
- Access for cable or internet connections by the companies. Each building has a room dedicated to installations. Generally, the company is used to this and knows the exact location where you need to go to make the connection. To avoid any problems, I suggest that you check the exact location with your manager before the connection appointment. Access to this room is made so that the employee can have the key, which is in a box for this purpose.



"The best is yet to come"

WHY AM I SHARING THIS INFORMATION WITH YOU?

- I have been the Sales Manager for the LE SOLANO project since 2010. As a resident of the project and a real estate broker, I represent numerous clients in Solano for buying, selling, or renting. I have observed that several clients lack information, and this sharing will provide you with more insights.

PART 2 :

INFORMATION SHARING

This information is to the best of my knowledge. However, you can contact your manager for more details.

THE ADDRESSES OF THE 8 BUILDINGS IN SOLANO

- 363 rue St Hubert; phase 1
- 801 rue de la Commune est; phase 2
- 859 rue de la Commune est; phase 3
- 370 rue St André; phase 4
- 901 rue de la Commune est; phase 5
- 365 rue St André; phase 6
- 1025 rue de la Commune est; phase 7
- 360 rue Atateken; phase 8

ACCESS TO COMMON SPACES BY PHASE

Phase 1 (363 St. Hubert Street): Access to the indoor pool, sauna, and exercise room is through the basement. These facilities are located at 801 de la Commune East Street.

Phase 2 (801 de la Commune East Street): Common areas are on the ground floor of the building.

Phase 3 (859 de la Commune East Street): The outdoor pool is on the 8th floor of the building. Other common areas are in Phase 4 on the 15th floor, and you must pass through the 3rd floor of your building, walk along the corridor leading to Phase 4. From there, take the elevator to the 15th floor.

Phase 4 (370 St. André Street): Common areas are on the 15th floor. The outdoor pool is in Phase 3 at 859 de la Commune, and access is through the 3rd floor. From there, walk along the corridor leading to Phase 3 and take the elevator to the 8th floor.

Phase 5 (901 de la Commune East Street): The indoor pool and sauna are located on the ground floor, the outdoor pool and the urban chalet are on the 9th floor. To get to the exercise room, use the 8th floor and walk along the corridor leading to Phase 6. From there, take the elevator to the ground floor.

Phase 6 (365 de la Commune East Street): The exercise room is on the ground floor. The outdoor pool and the urban chalet are on the 9th floor of Phase 5. The indoor pool is on the ground floor of Phase 5. To get there, walk along the corridor on the 8th floor of your building to reach Phase 5. From there, go either to the ground floor or the 9th floor.

Phase 7 (1025 de la Commune East Street): The indoor pool, sauna, spa, and exercise room are on the ground floor. The outdoor pool and the urban chalet are in Phase 8. You need to go to the 8th floor and follow the corridor to Phase 8. Once in front of the elevators, go to the 9th floor of Phase 8.

Phase 8 (360 Atateken Street): The outdoor pool and the urban chalet are on the 9th floor. The indoor pool and the exercise room are in Phase 7. To access them, pass through the 8th floor and walk along the corridor to Phase 7. In front of the elevators in Phase 7, go down to the ground floor.

PART 3 :

SHARING DOCUMENTS

DESCRIPTIVE SHEETS WHEN PURCHASING WITH THE PROMOTER

When purchasing with the developer you signed a preliminary contract and a descriptive estimate of the building. In this quote you had a descriptive sheet.

You can contact me for to have this document.

THE LIST OF SUPPLIERS

You can contact me for to have this information.

PART 4 :

SHARING INFORMATION ON MAINTENANCE

YOUR UNIT'S CENTRAL AIR CONDITIONING SYSTEM

- You must replace the filter of your air conditioner which is on the right or left depending on the position of your system. This type of filter can be purchased online or from a retailer. It is important to look at the size that is indicated on the current filter.
- This filter should ideally be replaced every 6 months. I suggest you do it in April - May and November.
- If your filter is not replaced regularly, it will become clogged with dirt and this can damage your air conditioning system or reduce its effectiveness.

THE AIR EXCHANGER SYSTEM

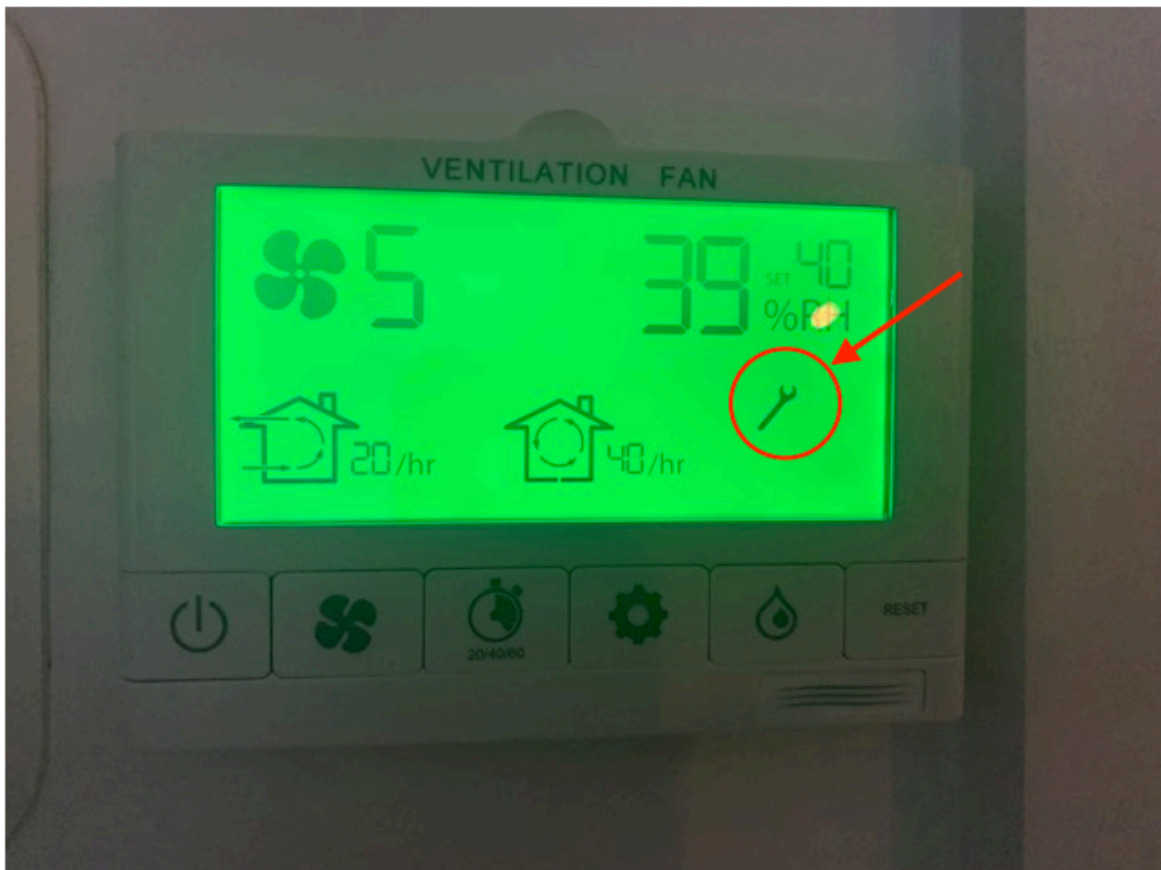
FOR PHASE 5 AND 6

- The air exchanger system works together in your building. You have a switch that is located in the mechanical room or on a wall in your unit. To operate the air exchanger system, this switch must be on.
- The system is shared by the building, and the air exchanger works by pressurization with the building's corridors.
- It's important to clean your unit's ventilation grilles regularly. The one on the ceiling near your front door and the one on the ceiling in your mechanical room. There's always an accumulation of dust, and with a good vacuuming, your grille will be clean.



FOR PHASES 7 AND 8

- The air exchanger system is individual per unit for phases 7 and 8. Each condo unit has its own system. This one is in the mechanical room. It can be on the ceiling (hidden by the ceiling tiles) or at the top of the wall.
- To know when it is necessary to clean your filter, you will see a KEY on the exchanger system control.



- In this case you must access your main system.
 - open the case
 - remove both filters
 - clean them with a vacuum cleaner or with water. If you clean them with water, you must let them dry before putting them back.
 - close your case.
 - perform a reset on your wall control by holding the button for a few seconds. So the key appearing on the control panel will disappear after a few minutes.

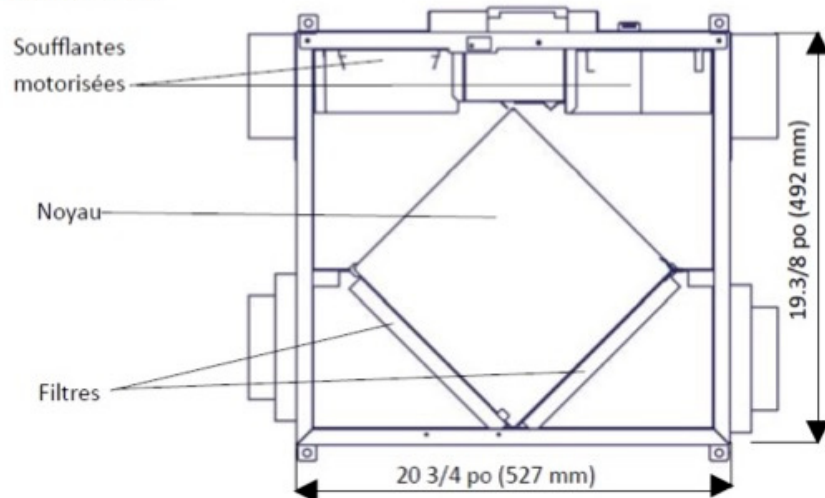


- It is very important to use the air exchanger system correctly.
 - **Spring and autumn: 20/40.** You don't have to run it all the time, but according to your needs.
 - **Summer:** avoid running it, as you'll be bringing in outside humidity, which is not advisable when turning on the air-conditioning. Personally, I suggest not using it in summer.
 - **Winters: 10/50:** just because it's cold outside doesn't mean you shouldn't use the air exchanger system. You'll think you're letting in cold air and that this will increase your energy bill. In fact, by operating your system, you'll be allowing the humidity inside your unit to escape. Of course, you don't have to run it constantly, but at least once a day or night for 2 hours. In very cold weather, you may get condensation on your windows. If you switch on the air exchanger system, you'll notice that the condensation will disappear.

- La position des filtres dans la boîte du système de l'échangeur d'air est très importante.

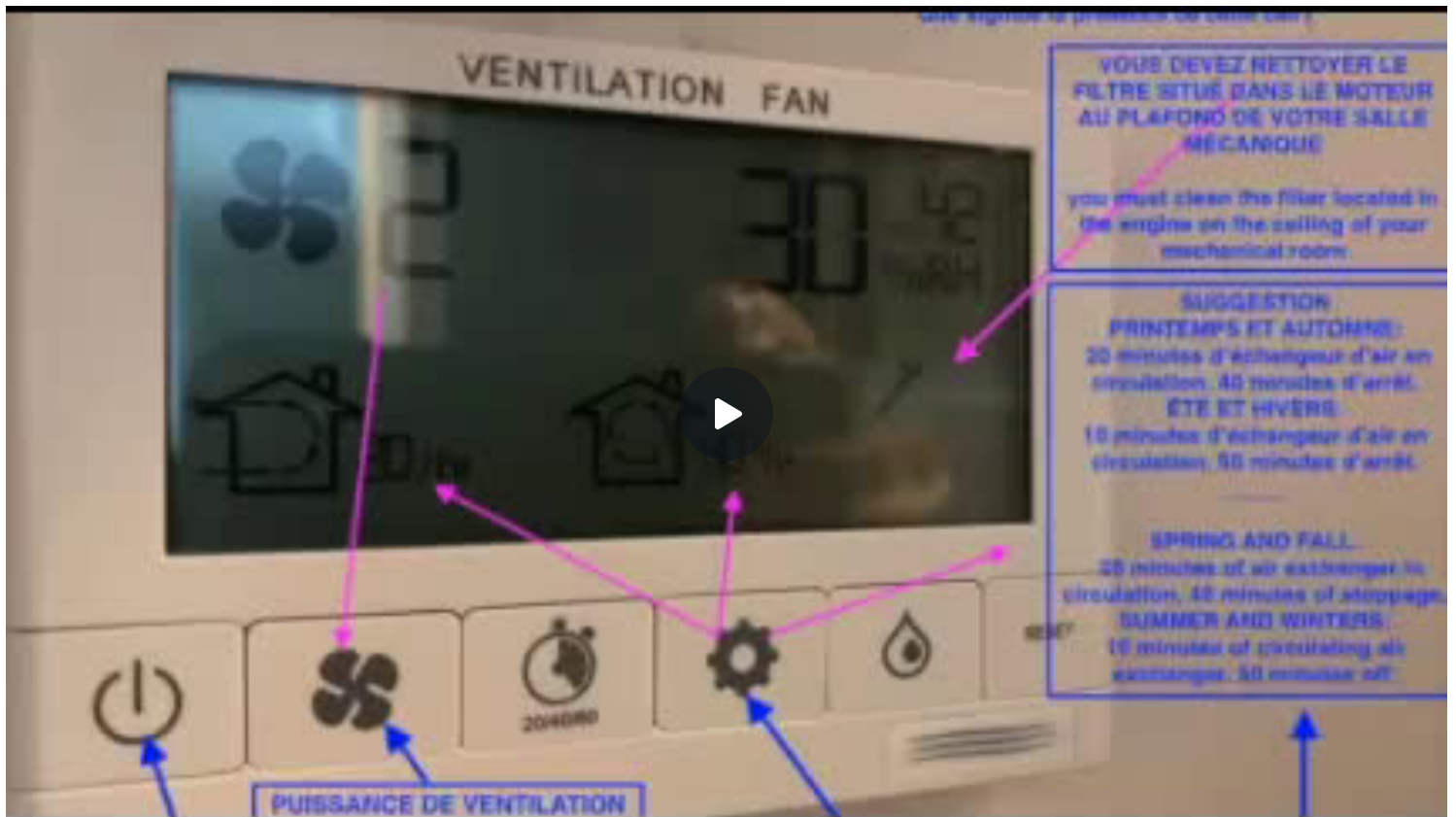
AIRFLOW

Dimensions



AIR EXCHANGER MAINTENANCE VIDEO

Contact me to receive the video by email



THE HEATING SYSTEM

- The heating system is individual per room.
- Each bedroom and bathroom has its own control.
- For the main room which is the living room, dining room and kitchen, the heating system is integrated with the air conditioning control. The box on the wall will allow you to control your heating or air conditioning depending on the season.

KITCHEN HOODS

- For better efficiency, don't forget to clean your filters.

THE WINDOWS OF YOUR UNIT

- Did you know that the supplier offers a 5-year warranty on windows. If after one year your promoter warranty has ended, you can contact the supplier.
 - Phase 7 et 8 : Alumico (lleclerc@alumico.com)

YOUR SHOWER DRAIN

- Phase 7 and 8: your shower drain is linear and covered with ceramic. To be able to raise the drain easily, you have a key.
- If you do not have this key, you can order it on Amazon.



HOW TO CHANGE THE BATTERIES IN YOUR SINOPE SYSTEM (SYSTEM INSTALLED

FOR WATER LEAK DETECTION).

This system is located in your mechanical room and is connected to your main water valves in your unit.

CURRENTLY THIS SYSTEM HAS BEEN INSTALLED IN PHASE 7. FOR THE OTHER PHASES OF THE PROJECT, I CANNOT CONFIRM THIS TO YOU. IT IS POSSIBLE THAT YOUR UNION WILL DECIDE TO HAVE THIS SYSTEM OR A SIMILAR SYSTEM INSTALLED IN THE FUTURE.

(phase 7) <https://support.sinopetech.com/neviweb/2.1.5.2.1.1/>

(phase 7) <https://support.sinopetech.com/neviweb/2.1.5.3.1.4/>

BATTERIES FOR CEILING FIRE ALARM SYSTEMS IN EACH ROOM IN YOUR UNIT

- If one of your systems starts making a regular noise it means you need to replace the battery.
- Stack model for the system



PART 5 : Conclusion

You have questions that you can't find the answer to. Why not contact me!

Carole Achour

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Courtier immobilier

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