

# La Casa del Sol

*Your Home at the Coast - on North Padre Island*

Winter Newsletter

website: [www.lacasaresort.com](http://www.lacasaresort.com)

January 2020

## Current Board Members:

President ..... Jim Vannatta

Vice President..... Steve Gandy

Treasurer ..... Dennis York

Secretary .....Gaylen Cox

Director .....Jerry Cigainero

Director .....Candy Lamel

Director .....Bud Lowack

## NOTE:

To speak with any of the Board members, call the Reservations Office at (817) 396-4676 to leave a message with your contact information. The Board member you want to speak with will return your call.

## ***ANNUAL OWNERS' MEETING AND ELECTION***

1:00 p.m., Saturday, February 29, 2020

Comfort Suites - 411 West Road to Six Flags Drive

Arlington, Texas 76011

All owners are invited to attend or cast your vote by proxy.

Be sure your 2020 dues (and any fees owed) are paid, and

**SIGN and MAIL** the enclosed proxy by February 22, 2020.

One lucky Owner unable to attend the meeting will win a free IP week at the Resort by sending in their proxy. Another owner attending the meeting will also win a free IP week at the Resort. Please return your proxy even if you do plan to attend so we can plan for the headcount. Proxies mailed will be handed back to owners when they check in for the meeting.



## **A Message from the President:**

HELLO to all La Casa del Sol Owners,

January 2020

*I hope your 2020 is off to a great start and you are already making plans for upcoming visits to LCDS. With the relaxed rules on IP's your possibilities and options are very open. The resort is looking very lush and inviting. From the pictures I've seen, the fishing is great too. As discussed in the previous newsletter, there has been some additional "off roof" damage discovered and that is being presented to TWIA. We are about to replace the rain scupper boxes and downspouts from the roof to the ground on the back sides of both buildings.*

*I look forward to seeing you all at our annual meeting on February 29, 2020. Your Board of Directors will present a balanced budget for the year. And again there is no increase in Maintenance Fees this year – nor is there a Special Assessment. Things are tight but we are maintaining.*

*I will say again, as I do in every letter, that our biggest challenge is to increase ownership and therefore revenue to keep pace with rising costs of operation. In 2019, the good news is we have sold an additional 26 deeded weeks. The bad news is we have lost 26 owners. The current incentives and low cost of ownership are continuing in 2020. Have everyone you know visit our website or call the reservations office. For each deeded week purchased using your name as a reference, you receive a FREE IP week. That is a \$250 value.*

*Our website, [www.lacasaresort.com](http://www.lacasaresort.com), and our Facebook page, [www.facebook.com/LaCasaDelSolPadreIsland](http://www.facebook.com/LaCasaDelSolPadreIsland), are active and constantly updated. Another independent and informative source for what's going on in the area is The Island Moon newspaper. Their website is [www.islandmoon.com](http://www.islandmoon.com).*

*I hope to see you on the island!*

**Jim Vannatta** - [lacasapresident@yahoo.com](mailto:lacasapresident@yahoo.com)

**Election of Owners to the Board of Directors:**

Two (2) owners submitted applications to run for a position on the Board of Directors in time to publish their information in this newsletter. There are two positions open for election at this time, so you will cast your vote for no more than two (2) people. Both of the candidates listed below are running for re-election to another term. If other owners would like to serve, they need to notify Secretary Gaylen Cox at [lacasasecretary@gmail.com](mailto:lacasasecretary@gmail.com) by email as soon as possible so their nominations may be considered at the Owners' Meeting and their names can be included on the ballot before the final votes there are tallied. Below, (listed in alphabetical order), are letters of introduction submitted from each candidate:

**Bud Lowack**Email: [bud.lowack@gmail.com](mailto:bud.lowack@gmail.com)

My name is Bud Lowack. My wife, Kay, and I have been La Casa del Sol timeshare owners since 2010 and I am running for re-election to the Board of Directors.

As a retired Senior Account Manager of more than 40 years at Southwestern Bell, I believe I have the business experience to help maintain and improve the ongoing quality of the La Casa del Sol property. My goal in this term is to create opportunities to increase membership sales, first to friends and family of our already-existing members, and then to other target groups. After running for the board in 2017, my initial focus on sales shifted to maintenance and serving as part of a team to hire contractors to rebuild after Hurricane Harvey. This term, I plan to sell more memberships which could bring in more revenue for property improvements and control maintenance fees.

Family vacations are an important part of our lifestyle and I would like the opportunity to offer the La Casa Del Sol experience to more people. I ask for your vote for a second term on the Board of Directors in 2020.

**Jim Vannatta**Email: [lacasapresident@yahoo.com](mailto:lacasapresident@yahoo.com)

I am Jim Vannatta and I love La Casa del Sol. My parents bought their deeded week during construction of the resort. My wife, kids and I began coming here in the mid 1990's on their week and we purchased our week in 2001. A year later we purchased my parents week as they were no longer able to make the journey. So we currently own a 1 bedroom week and a 2 bedroom week. We used to visit 1 to 2 weeks per year but since I retired a few years ago we have been 4 or more visits per year.

After being Honorably Discharged from the US Navy, I began a 40 year career in the Aerospace and Defense Industry. During those 4 decades I held numerous positions of increasing responsibility in small business entities and larger corporations in that industry. The final 16 years prior to retirement I spent at Bell Helicopter Textron as a Senior Supplier Quality Assurance Specialist and as Bell's Product Safety Board Coordinator.

I mentioned that I love LCDS. I've been coming here for over 25 years. I understand, at least to some degree, the challenges of the evolving growth and changes on our Island. I fully understand the effect of the aging/shrinking ownership of our beloved resort. I have served on the Board of Directors as President for the past 3 years. I am asking to serve for a second term as a positive voice benefiting all owners and the health of the resort.

**PLEASE: SIGN YOUR PROXY AND MAIL IT BACK**  
**SO IT WILL COUNT TOWARD THE QUORUM NEEDED TO CONDUCT BUSINESS.**  
**IF YOU PLAN TO ATTEND THE MEETING, CHECK THAT ON YOUR PROXY**  
**AND MAIL IT BACK, SO WE CAN ANTICIPATE THE HEADCOUNT FOR THE MEETING.**

**Relaxed IP Week Usage Continues (when availability exists):**

The relaxed requirements for using IP (Interval Plus) weeks at the resort continue, and the rules and rates for those weeks are on the website. We have availability for use under this policy until the Memorial Day weekend, with the exception of the Spring Break weeks in March (which are always full). You can reserve any units available as early as 29 days prior to check-in, without using your own IP weeks (which you can reserve 30 days ahead, as stated in your deed).

**Something to Consider: Is La Casa del Sol a Timeshare Resort, or not really?**

Most Timeshare resorts are managed by a for-profit Corporation and the deed owners have no say in how things are managed, what their fees will be over time and what their money should be spent on, with no chance to get out of their deed, even if they are no longer able to travel. All of this has given a bad name to timeshare ownership in recent years, and you see it now in all the “timeshare exit” commercials.

The La Casa del Sol Council of Co-Owners is different. No one makes a profit and each owner/member of the association can have a say in how our fees are spent by voting on the Board of Directors who manage the operations of the resort. Because everyone on the Board is an owner, each one has a vested interest in keeping fees low, while doing their best to keep the resort the special place we all want it to be for years and for generations to come. And we welcome your input – whether positive or negative. Many of us and our children have built life-long friendships and wonderful memories while vacationing at our place on *the Island*. Our intent is to attract new Owners to build their own friendships and their own memories with their families as well.

After Hurricane Harvey, a lot of time, effort and money were invested to repair our “house in the sun” to its earlier state and, in some cases, to make it even better than ever. In the future, we would love to do more extensive updates on the interior of the units, but that will require increases in fees – unless we can add a significant number of new deed Owners to the La Casa del Sol Council of Co-Owners. Please invite friends and family members to visit the resort and encourage them to join our La Casa family, explaining that we are not like other time share resorts and they can have a positive impact on how the resort is run and where their fees are invested. To encourage friends and family to visit the resort, you can reserve a “sponsored IP week” for them (at 29 days or less prior to check-in) when there is availability. Please see the website and call the reservations office with questions. If you sponsor someone new who purchases a deeded week for themselves, you may qualify to use an IP week this year for free!

We have only two candidates running to fill the two positions up for election this year, but we hope more of you will seriously consider serving in the future. This has been a good team, and we have accomplished a lot, but every one of us will be term-limited at some point, and the business of maintaining and improving the resort will still go on. Please consider serving on the Board in the future – as every year, there are either 2 or 3 positions up for election at the Annual Meeting. If you are interested, and want more information about what is involved, feel free to approach current board members to discuss where your interests may lie. La Casa del Sol belongs to every one of us.

**NOTICE TO OWNERS from the ACCOUNTING OFFICE:**

The unit/week you own is real property. When an owner dies or is divorced, the deed needs to be updated. We still have some owners who need to update their deeds to reflect changes.

If the property was in the parents’ names and one or both are deceased, the will(s) need to be probated and the deed changed by an attorney. We may be able to assist you with updating the ownership records.

If the property is awarded to you in a divorce settlement, the attorney(s) will need to update the deed on file in Nueces County. This is not something we can do for you.

We will be preparing shortly to foreclose on unpaid deeds. If you are two years in arrears on your payments, please contact the office to bring your payments up to date as soon as possible.

If you have any questions, please contact the Reservations and Accounting Office.



In this issue:

- Annual Owners' Meeting Information
- President's Message
- Letters from Candidates
- Proxy (insert) to fill out and return.
- IP Week Usage
- Something to Consider
- Notice to Owners from the  
Accounting Office

**Fraud Alert:**

PLEASE be very cautious if approached with a scheme for renting, selling or trading your LCDS timeshare ownership! Scammers may accept your payment but never transfer your Deed, leaving YOU still responsible for paying your annual fees to La Casa del Sol.

Call the Reservations and Accounting Office if you have any questions.

**La Casa del Sol (the resort):**

15113 Leeward Dr., Corpus Christi, TX 78418  
Phone: 361-949-6050  
Resort Manager: Shelly (Franklin) Horton

**IF YOU WILL BE ARRIVING LATE:** you must call the RESORT office by 5:00 p.m. on Friday to make arrangements for obtaining a key to your unit.

**Reservations and Accounting Office:**

18757 S. Highway 377, Cresson, TX 76035  
Phone: 817-396-4676 Fax: 817-396-4740  
Office hours: 8:00 a.m. – 4:00 p.m. (Monday – Friday)

**TO MAKE A RESERVATION:** Call after 9 a.m. central time and leave a detailed message with your contact information. If you are calling to reserve an IP week, the calls will be returned after 10 a.m. We will call owners in the order the calls were received and fill the units available. If all units are booked, you will be added to a waiting list, in case a cancellation occurs.