

# La Casa del Sol

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

Fall Newsletter

November 2013

## **2013 BOARD MEMBERS:**

**President .....** Dennis York

**Vice President ....** Ray Leidig

**Treasurer...** Vicki Vannatta

**Secretary.....** Steve Gandy

**Director.....** Jerry Lamel

**Director.....** Jerry Cigainero

**Director.....** Ben Harbour

**To speak with any of the Board members, please call the Reservations Office at (817)341-1488, and leave a message and contact info for the Board Member to whom you wish to speak and your call will be returned.**

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

Hello, La Casa Owners.

 2013 will soon be history for La Casa del Sol. As reported in the Fall 2012 newsletter, the board and staff began a remodel of all units. 104 was the first test unit. New counter tops, appliances, bathroom fixtures, carpet and other amenities were completed. The board has received much feedback on the finished product. You, the owners, have expressed your positive response as well as constructive comments to help as the board moves forward with the plan to upgrade the entire facility. The current plan is to complete two or three more units during the upcoming winter months.

Work is continuing to update ownership records and recover deeded weeks from non-paying owners. The board's objective is completion of the deed records by the end of 2014. There remains approximately 100 one-bedroom units and 5 two-bedroom units available for transfer for a one year's maintenance fee plus a transfer fee of \$250. Red weeks have a additional premium cost of \$1,000.00.

As always, your board is interested in hearing from you. Please contact the reservation office with any questions or requests for information.

*Dennis York, lacasapresident@yahoo.com*

## **MARK YOUR CALENDARS NOW:**



(see details on page 3)

**JANUARY 4, 2014**

**LAST DAY** to Email your Application for Candidacy  
to run for election to a seat on the 2014 Board of Directors

**FEBRUARY 22, 2014**

**Annual Owners' Meeting-visit the website for location and time** (see page 3)

## **RESERVE YOUR DEEDED WEEK:**

Count backwards **SIX (6) MONTHS** on your calendar, from the date of the week you own, and notify the Reservations Office, by phone or fax, by THAT date if you wish to use your own week – or it will be available for others wishing to trade their deeded week inside the 6-month timeframe.

## **PAY YOUR 2014 DUES on time:**

Reservations are not confirmed unless your dues are current and any fees are paid.

## 2013 YEAR IN REVIEW

### **February, 2013 Annual Meeting/Election of Board and Officers:**

The Meeting was held at 1244 Brookside Dr., Hurst, TX. and was Called to Order by President Dennis York at 1:00 PM. The 2012 Annual Meeting minutes were approved. Treasurer Vicki Vannatta discussed the financials for 2012 and answered questions. President Dennis York thanked outgoing Board members for their service and began a conversation on how LCDS can increase membership and appeal to a younger demographic. He discussed possible options for increasing the allowed occupancy in the rooms and answered questions from the members present. Ray Leidig gave a report on the ongoing repairs at the resort.

Nominees for two expiring Board positions were introduced By President York. Each addressed the members about their desire to serve on the board.

Steve Gandy and Jerry Cigainero were elected to their first 3 year term replacing outgoing board members Lindy Roberts and Paula Northcutt.

NOTE: Details can be found on our website: [www.lacasaresort.com](http://www.lacasaresort.com) - click on "for our Owners" and then "Past Meetings" to read the minutes posted for all meetings.

### **Other Important News:**

Lots of things happening at your resort this year – See page 3 for Resort Highlights

### **Your 2013 Board of Directors:**

Dennis York– President  
Ray Leidig– Vice President  
– In charge of Resort Operations  
Vicki Vannatta– Treasurer  
– In charge of the Accounting  
And Reservations Office  
Steve Gandy– Secretary  
Jerry Lamel –Director  
Jerry Cigainero –Director  
Ben Harbour– Director

**PLEASE NOTE:** All Board members are unpaid, elected volunteers, and this is a *working* Board. Effective management of the resort and business operations, on behalf of all owners of La Casa del Sol, requires the dedication of many hours of independent effort by each Board Member. Board meetings are held about every six weeks in the Fort Worth area, with the exception of the February meeting, which is held in conjunction with the Annual Owners' Meeting, and that alternates between the DFW area and North Padre Island.

### **La Casa del Sol Staff**

Ann Rolan has returned as our full-time Reservations & Accounting Office Manager in Weatherford. Andrea (Andy) Moore joins Ann as part time and will deal primarily with reservations. As just a reminder, the Reservation Office has been instructed by the Board of Directors to apply the reservation rules equitably to all owners, with favoritism to none. Please refer to the website ([www.lacasaresort.com](http://www.lacasaresort.com)) for the rules regarding reservation of Deeded Weeks, Interval Plus (IP) Weeks, and Owner Bonus time. If there are still questions please call either Ann or Andy and ask to have a Board member call you back for clarification. If you are unable to reserve the accommodations you desire, please remember that the Reservations Office is directed to follow the Rules and Regulations voted upon by the Board of Directors, so please avoid asking for any special considerations. Remember that except for Service Animals, no pets are allowed on the Resort Property at any time.

Mikel Bilano has been the on-site Resort Manager of La Casa del Sol for the past year. He should be a familiar face to you when you visit, since he has been employed by LCDS full-time for the past five years. Supporting Mikel, in the Maintenance area on a full time basis is Filomeno (Phil)Saldivas who has been with us since December 2010. Adan Adame has also been added to the maintenance staff to allow Filomeno to focus on unit upgrades and remodeling. Janine Mangan has been promoted to the Assistant Resort Manager position. Her duties will be similar to our current Resort Manager and will allow Mikel to take a well-deserved vacation. They all continue to strive to make each Guest's

visit as pleasant and enjoyable as possible. If any Guest has any concerns, questions or suggestions, please feel free to discuss them with Mikel.

**Resort Highlights:**

Greetings from the Coast:

This year has seen many changes at the Coast. We have up-dated our first room. We have added an assistant manager, assistant maintenance man, and a laundry person. We purchased our own linens, towels, etc. and are doing our laundry in house. But along with all this good we have some concerns we would like to share with all owners.

The main concern is the seemingly uncaring attitude and lack of respect some of our owners and guests have concerning the resort. This is your resort, so please help keep it in good shape for all of our owners and their guest.

We, the owners, are the ones who ultimately pay for damages to any part of the property. In accordance with our rules and regulations for use of the resort, charges will be assessed to owners who damage or abuse the resort property or their non-owner guests who damage or abuse the property.

So it behooves us, in order to avoid additional and unnecessary charges to our accounts, to take care of our resort and treat it with care and respect. Also, we need to impress upon any non-owners we may let use our weeks that we expect them to care for the property as if it were their own.

Help us keep La Casa a place to enjoy with our families and guest. Your board, the Staff, and all our owners will be appreciative.

**MEETING NOTICE:**

<b>WHAT:</b>	<b>2014 ANNUAL OWNERS' MEETING AND ELECTION</b>
<b>WHEN</b>	<b>Saturday, February 22, 2014 @ 1:00 p.m.</b>
<b>WHERE:</b>	<b>Visit the website for the location at the coast.</b>
<b>WHO:</b>	<b>All Owners are invited to attend, or you may vote by proxy.</b>
<b>HOW:</b>	<b>Candidate information and proxies will be included in the January Newsletter, with instructions as to voting rules and deadlines.</b>

**2014 ELECTION:**

The Board of Directors of the LCDS Council of Co-Owners meets about every 6 weeks, and is comprised of seven (7) elected volunteers, serving staggered 3-year terms, with service limits of two (2) consecutive 3-year terms each. Two (2) seats on the Board will be up for election at the February 2014 Annual Owners Meeting in the Corpus area and we welcome your interest and attendance. To be considered for any of these positions, you should plan to attend the meeting and you need to submit an application for candidacy by email to our Secretary Steve Gandy at [lacasasecretary@gmail.com](mailto:lacasasecretary@gmail.com) no later than January 4, 2014.

**APPLICATION FOR CANDIDACY**

Instructions:

- 1) State your La Casa del Sol Owner Information:
  - Your Full Name
  - The Deeded Week(s) you own
  - Your full Mailing Address
  - Phone Number(s) where you can be reached
  - Your Email Address
- 2) Provide a brief article (please limit it to 250 words) about yourself to be published in the January Newsletter. Please type it in **Microsoft WORD or OpenOffice Writer** so it can be electronically copied into the newsletter document. Your article should introduce yourself and state why you wish to serve on the Board. Include any experience or attributes you believe you can contribute to actively help with the work required to oversee the resort and business operations of La Casa del Sol.

**In this issue:**

- President's Message
- Important Dates
- 2013 Year in Review
- Staff and Facilities Status
- 2014 Annual Meeting Info.
- Application Information to run for election to next year's LCDS Board of Directors

**Fraud Alert:**

Many different scams exist associated with timeshare sales. Please be very cautious if you are approached with a scheme for renting, selling or trading your timeshare ownership. **NEVER PAY UPFRONT FEES; PAY ONLY AFTER YOUR TRANSACTION HAS BEEN COMPLETED.** You may want to contact your Attorney.

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

15113 Leeward Dr., Corpus Christi, TX 78418  
 Phone: 361-949-6050  
 Resort Manager: Mikel Bilano

**IF YOU WILL BE ARRIVING LATE:** you must call the RESORT OFFICE before 8:00 p.m. on Friday to make arrangements for obtaining a key to your unit.

***Reservations and Accounting Office:***

P.O. Box 130, Weatherford, TX 76086  
 Phone: 817-341-1488 or toll free: 888-949-6027  
 Fax: 817-594-2770  
 Office hours: 9:00 a.m. – 4:00 p.m. (Monday – Friday)

***Web Site – [www.lacasaresort.com](http://www.lacasaresort.com)***

**TO MAKE A RESERVATION:** call AT or AFTER 9:00 a.m. (CT) and leave a message and contact phone number. Calls will be returned beginning at 9:15 (CT) in the order received. **BE SURE TO BE AVAILABLE** – if you do not answer, a 2<sup>nd</sup> attempt will be made only after the others on the list are called first.

Note to RCI Members: Visit the link <http://app.rci.com/landing/InsideRCI> for their latest information online.

