

La Casa del Sol

Your Home at the Coast - on North Padre Island

Fall Newsletter

website: www.lacasaresort.com

November 2014

2014 BOARD MEMBERS:

President Vicki Vannatta

Vice President. Steve Gandy

Treasurer Dennis York

Secretary..... Candy Lamel

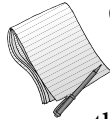
DirectorJerry Cigainero

DirectorBen Harbour

DirectorRay Leidig

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 you wish to speak with, and your call will be returned.

A Message from the President:



Greetings, La Casa Owners.

2014 is nearly history, and what a year it was. This year we have a new manager and maintenance crew at the resort and a new crew in the reservations office. We completely remodeled another unit and gave the resort office a much needed facelift. We continue to get positive feedback from you along with suggestions for improvements and we thank you for both.

Work on updating our deed records is nearly complete and we are in the process of recovering the last of the deeds from non-paying owners, so they can be made available for transfer to new owners. The final group of foreclosures is scheduled for early March of next year. The transfer of units to new owners is vitally important as we face the challenges of ever increasing costs and an aging resort. Some units can be transferred for as little as one year's maintenance fee and a \$250 transfer fee. Quite a bargain!

In 2014 we went live with our new and improved website. If you haven't checked it out, please do so at www.lacasaresort.com. We also have a Facebook page, La Casa Del Sol Council of Co-Owners. Please like us on Facebook – it is a way for us all to get to know each other better and share La Casa happenings with the owners in real time.

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

Vicki Vannatta, lacasapresident@yahoo.com

MARK YOUR CALENDARS NOW:

JANUARY 3, 2015

LAST DAY to Email your Application for Candidacy to run for election to a seat on the 2015 Board of Directors (see instructions on page 3)

FEBRUARY 28, 2015

Annual Owners' Meeting to be held in the D/FW area (more information on 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 2015 DUES on time:

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



2014 YEAR IN REVIEW

February, 2014 Annual Meeting/Election of Board and Officers:

The Meeting was held at Seashore Middle Academy on the Island. President Dennis York called the meeting to order at 1:15 PM and had the Board members introduce themselves to the crowd in attendance. The 2013 Annual Meeting minutes were approved. Treasurer Vicki Vannatta discussed the financials for 2013, answered questions, and the Treasurer's Report was approved by the owners. Ray Leidig reported on the Resort Management and the status of ongoing maintenance and repair at the resort, including the remodel work in progress.

Three applicants were running for the two positions open for election to the Board: Mary Lopez, from San Antonio, Ray Leidig (running for a second term) and Vicki Vannatta (running for a second term). Each was introduced and spoke of their interest in serving. While ballots were being counted, Dennis addressed the audience with the importance in increasing ownership to help offset costs. We believe the upgrades will help in that regard, and we are hopeful that the opening of Schlitterban will attract more owners as well. He discussed also the efforts to recover about 100 deeded weeks through foreclosure and plans to recover another 50 delinquent units over the next year. All units are now NON-SMOKING at the resort, and La Casa has a new user-friendly website for owners to access about resort business. A question and answer session followed and drawings for the free IP weeks were done.

Election results: Vicki Vannatta and Ray Leidig were each re-elected to the board for another 3-year term. Dennis reported that three positions will be open for election in 2014 as the second terms of Dennis York and Jerry Lamel are both expiring, and Ben Harbor's first term will also be expiring.

Visit our updated website: www.lacasaresort.com - to read the minutes posted for all meetings.

Your Current Board of Directors:

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

*(serving out the last of Jerry Lamel's second term)

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

We now have two full-time employees in the reservations office in Weatherford. Andy Moore is now our full-time Office Manager. Charlene Glaub joined us last May, taking primary responsibility for making reservations so Andy is able to spend more time working on foreclosures and other administrative tasks. Please refer to the website (www.lacasaresort.com) for the rules regarding reservation of Deeded Weeks, Interval Plus (IP) Weeks, and Owner Bonus time. If there are still questions, call either Andy or Charlene and ask to have a Board member call you back for clarification. If you are unable to reserve the accommodations you desire, remember that they have been directed to follow the Rules and Regulations voted upon by the Board of Directors, so please avoid asking for any special consideration. Remember that except for Service Animals, no pets are allowed anywhere on the Resort Property at any time, and there are no longer any smoking units.

There were big changes in the staff at the coast this year too. Abram Garcia was hired in August as our new Resort Manager after Mikel left. Abram's background (in the hotel/hospitality industry and apartment management) equips him to deal with the challenges of running our resort, and we believe you will notice improvements when you visit. Fil and Adon were replaced also with two new maintenance

men, Robert Haskins and Stephen Butrum. You will find them responsive and happy to help with any service or repair issues, and their work schedules are staggered so we have a maintenance man on property seven days a week. Shelly Franklin, promoted to Assistant Manager, assists Abram and coordinates the house keepers. Rianna Bell has been hired to take over laundry and general office duties. If you have any concerns, questions or suggestions while at the resort, please feel free to discuss them with Abram so he can address them while you are there.

Resort Highlights:

We updated our second unit and the feedback from owners has been very positive. With the new maintenance staff and Abram to manage their efforts, future updates should go more smoothly and take less time. The parking lot has been cleaned up, lines repainted, fences repaired and painted, new signs erected, and the shower floor in the parking lot has been rebuilt. Please remember to park head-in only, as the damage to the fences was due to trailer hitches from trucks backing in, and you will be charged for damages in the future.

Sprinklers are being repaired and the landscaping is being addressed so we hope to see big improvements by spring. WI-FI band width is being upgraded for computer use. There will be a land line available near the office for 911 calls, but telephones will be removed from all the units. The grill station has been repaired, hot tub jets replaced, fishing lights and property lights have been replaced, and security cameras are being upgraded so anyone who disrespects the property can be held accountable for any damage caused. All of us, as owners, are the ones who ultimately pay for the damages to any part of the property, and raising our annual dues has been necessary again to help fund the repairs and maintenance of the resort. In accordance with our Rules and Regulations, charges will be assessed to owners who damage or abuse the resort property, and also for any damage caused by anyone else that you allow on the property. Please help us to keep La Casa an attractive and comfortable place to enjoy with our families and guests for many more years to come.

MEETING NOTICE:

WHAT: 2015 ANNUAL OWNERS' MEETING AND ELECTION
WHEN: Saturday, February 28, 2015 @ 1:30 p.m.
WHERE: Brookside Center – 1244 Brookside Dr., Hurst, Texas
WHO: All Owners are invited to attend, or you may vote by proxy.
HOW: Candidate information and proxies will be included in the January Newsletter with instructions as to voting rules and deadlines.

2015 ELECTION:

The Board of Directors of the LCDS Council of Co-Owners meets about every 6 to 8 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. Three (3) seats on the Board will be up for election at the February 2015 Annual Owners' Meeting in the Ft. Worth area and we welcome your interest. To be considered for one of these positions, you should plan to attend that meeting and you need to submit an application for candidacy by Email to our Secretary Candy Lamel at lacasasecretary@gmail.com no later than **January 3, 2015.**

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** so it can be electronically copied into the newsletter. Your article should introduce yourself and state why you wish to serve on the Board. Include any experience or attributes you can contribute to actively help with the efforts to oversee the resort and business operations of La Casa del Sol.

La Casa del Sol
P.O. Box 130
Weatherford, TX 76086



LIKE US on FaceBook!

In this issue:

- President's Message
- Important Dates
- 2014 Year in Review
- Staff and Resort Highlights
- 2015 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: Abram Garcia

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)

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 2nd attempt will be made only after the others on the list are called first.**

Visit our updated website at **www.lacasaresort.com.**