

La Casa del Sol

Your Home at the Coast - on North Padre Island

Fall Newsletter

November 2012

2012 BOARD MEMBERS:

President..... Dennis York

Vice PresidentLindy
Roberts

Secretary.....Jerry Lamel

Treasurer... Vicki Vannatta

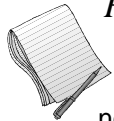
2nd. Vice President Ray
Leidig

DirectorPaula
Northcutt

DirectorBen 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 you wish to speak to and your call will be returned.

A Message from the President:



Hello, La Casa Owners.

2012 has been another good year for La Casa. There have been a number of changes during the year and many are noted elsewhere in the newsletter. Perhaps most significant for all owners are two noteworthy projects of your board of directors. First, your board has begun very preliminary discussions to develop a comprehensive makeover plan for the resort. Early discussions center around upgrades to all units on a predetermined and ongoing schedule. While the resort continues to be in solid structural condition, it is beginning to show age in the individual units. Although we are early in the process, your board will keep you informed as decisions are made.

Second, the board and office staff is working to update ownership records and recover deeded weeks from non-paying owners. On November 6, approximately 50 units were recovered through foreclosure and are now available to be transferred to new owners. Since La Casa is a non-profit corporation, these weeks cannot be sold for profit. The deeded weeks are being made available to current owners first and then to others for the payment of the annual maintenance fee and an additional \$125 transfer fee. Information on available weeks can be obtained from the reservations office upon request.

Accurate ownership deed records are critical to an organization such as La Casa. If you have had a change in any ownership information, please contact the reservation office and help us to correct and maintain our ownership records.

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:

JANUARY 4, 2013

LAST DAY to Email your Application for Candidacy to run for election to a seat on the 2012 Board of Directors



(see details on page 3)

FEBRUARY 23, 2013

Annual Owners' Meeting to be held in the D/FW area

(more 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 2013 DUES on time:

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

2012 YEAR IN REVIEW

February, 2012 Annual Meeting/Election of Board and Officers:

The Meeting was held at the Comfort Inn on Padre Island and was called to Order by President Lindy Roberts at 1:00 PM. The 2011 Annual Meeting minutes were read approved. Treasurer Dennis York discussed the financials for 2011 and answered any questions. He emphasized the importance of legally transferring timeshare deeds to a spouse or children, to avoid confusion in the future. Ann Rolan has been and will continue to update the Owners list to avoid confusion in the future. Last year Dennis appealed our Tax Assessment but while the Appraisal District did not accept them we were successful in having the original Assessment lowered for the next two years. He also presented the report from our CPA and offered to share it with anyone interested. All deeds showing Unit 101 (Resort Office) as their home units were updated to other units with the Owners consent to avoid any confusion. The Association has transferred over 60 units to new dues paying members. Mikel Bilano our Resort Manager reviewed the work being done to keep the property up to LCDS standards. All the mattresses have been replaced and the stairway Towers facades have been repaired and repainted.

Nominees for Board positions were introduced, and while ballots were being counted, Steve Trubatsky presented an overview of the plans for the Schlitterbahn Water Park on Padre Island. Ben Harbour was elected to his first term while Dennis York and Jerry Lamel were reelected to serve their second and final term. Each was elected to a 3 year term with Ben replacing Sue Cigainero whose term had expired.

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

Your 2012 Board of Directors:

Dennis York– President
 Lindy Roberts– Vice President
 Jerry Lamel– Secretary
 Vicki Vannatta– Treasurer
 – In charge of the Accounting
 And Reservations Office
 Ray Leidig –2nd Vice President
 – In charge of Resort Operations
 Paula Northcutt –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 stepped down as our full-time Reservations & Accounting Office Manager in Weatherford. She will continue on a part time basis continuing her efforts to update all deed records and identify those which should be considered for foreclosure. Heather Vantrease who was working part time in the office was promoted to Office Manager. This leaves the part time position open. We will be looking to hire an individual as soon as possible. The Reservation Office has been directed by the Board to apply the reservation rules equitably to all owners, with favoritism to none. Please refer to the website (www.lacasaresort.com) for recent clarification of the rules regarding reservation of Deeded Weeks, Interval Plus (IP) Weeks, and Owner Bonus time. These are not new rules, simply a clarification of those which some have found confusing in the past. If there are still questions please call either Heather or 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 Saldivas who has been with us since December 2010. Zachary Howard has joined us on a part time basis in the Maintenance area. He will also provide late night on-site office support on the weekends from Memorial Day to the Labor Day weekend. 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:

Another summer has come and gone with, as always, a few bumps along the way. The largest bump we had this year was the absence of a hot-tub for a while. We appreciate the patience each of you had who visited during this period. We now have a new hot-tub in place and needless to say it has been enjoyed by all. Our last major project for the year will be a complete repair and re-painting of the pool deck. This project is slated to be done during December.

The Board of Directors and the Coast staff, thank you for your consideration while we have undergone the necessary repairs to the Pool Area. We are all looking forward to serving you in 2013 and hope you enjoy the improvements.

MEETING NOTICE:

WHAT: 2013 ANNUAL OWNERS' MEETING AND ELECTION
WHEN: Saturday, February 23, 2013, beginning at 1:15 p.m.
WHERE: Brookside Center 1244 Brookside Dr, Hurst, TX
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.

2013 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 2013 Annual Owners' Meeting in the Dallas Fort Worth area and we welcome your interest. To be considered for any of these positions, you should plan to attend that meeting and you need to submit an application for candidacy by Email to our Secretary Jerry Lamel at lacasaresort@aol.com no later than JAN. 4, 2013.

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 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
- 2012 Year in Review
- Staff and Facilities Status
- 2013 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

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.

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



LA CASA del SOL
P.O. Box 130
WEATHERFORD, TX 76086