

La Casa del Sol

Your Home at the Coast - on North Padre Island

Spring Newsletter

website: www.lacasaresort.com

May 2022

A Message from the President:

Hello to all La Casa del Sol Owners,

Our annual meeting, held on February 26, 2022 was lightly attended. Your Board of Directors presented a balanced budget for the year. Several good ideas were put forward by owners in attendance and are being considered for implementation by the Board.

Jerry Cigainero's third term expired so he rolled off the Board. I want to thank Jerry for his 9 years of service. Bill Gunn, previously appointed to fill a vacancy was re-elected and is now serving as the Secretary of the Board. Jack Luna was elected and is serving as the Vice President in charge of Resort Operations. Congratulations to them both.

There are significant changes happening on the Island. The water exchange bridge on SPID is completed on the north bound side. Construction has begun on the south bound side. Schlitterbahn is gone. The Whitecap Preserve Project is about to take its place. This is a large residential and commercial development that will affect traffic on Lake Padre and around our neighborhood. Check out The Island Moon for more information.

As always, our biggest challenge is to increase ownership and therefore revenue to keep pace with rising costs of operation. Remember: For each deeded week purchased using your name as a reference, you receive a FREE IP week. Make sure your name is referenced at or before the time of purchase.

Our website: www.lacasaresort.com , and Facebook page: 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. Their website is <http://islandmoon.com/>.

I hope to see you on the island!

Jim Vannatta - lacasapresident@yahoo.com



Current Board Members:

PresidentJim Vannatta
VP/Resort Ops.....Jack Luna
Treasurer Dennis York
Secretary Bill Gunn
DirectorDonna Kelly
Director Bud Lowack
Director ...Derrick Richardson

NOTE:

Board Members are all unpaid, elected volunteers, donating their personal time and effort to represent all owners' interests as they manage the business operations of the Resort. To speak directly with one of them, call the Reservations Office at (817) 396-4676 to leave a brief message with your contact information. The Board member you request to speak with will be asked to return your call.

NOTICE: RATES INCREASE FOR INTERVAL PLUS (IP) WEEKS AND OWNER-SPONSORED INTERVAL PLUS (OSIP) WEEKS

From the Treasurer, Dennis York:

I know you are like me – tired and frustrated that everything is increasing in costs these days. Even at the resort, when everything from cleaning supplies to pool supplies to linen costs increase, we, too, must increase our current rates. We have managed to keep Annual Maintenance Fees the same without an increase since 2015. That is almost unbelievable and quite a feat in this day and age!!

However, for all NEW reservations BEGINNING on June 1st of THIS YEAR, we will increase rates for both the Interval Plus (IP) Weeks and the Owner-Sponsored Interval Plus (OSIP) Weeks. If your reservations were made prior to June 1st, there will be no increase to your reservations cost.

Beginning June 1, 2022, all IP week reservations will increase by \$50:

- an IP for a 1-bedroom unit will be \$300 per week.
- an IP for a 2-bedroom unit will be \$400 per week
- an IP week can be reserved 3 months prior to the check-in date
- an IP cancelled up to 15 days prior to the reserved date will be fully refunded.
- an IP cancelled within 14 days of the reserved date will NOT be refunded at all.

Beginning June 1, 2022, all OSIP weeks will Increase by \$50:

Owner-Sponsored IP (OSIP) Weeks are weeks in which an owner sponsors friends (non-owners) to stay at the resort.

Listed below are the new rates for an Owner-Sponsored IP reservation:

November – February	\$300	May – August	\$500
March – April	\$400	September – October	\$450

Thank you for understanding and accepting these changes. The Board of Directors, as well as the resort staff, try their very hardest to keep costs as low as possible. Many changes and upgrades have been made at the resort in recent days. I hope you will find your time there beneficial and relaxing!

RESERVATIONS REMINDER:

YOU MUST RESERVE YOUR OWN DEEDED WEEK MORE THAN 6 MONTHS PRIOR TO CHECK-IN TO GUARANTEE YOUR RESERVATION. IF NOT RESERVED AT LEAST 6 MONTHS IN ADVANCE, OTHER OWNERS WILL HAVE ACCESS TO RESERVE YOUR UNIT AND WEEK BY TRADING THEIR OWN DEEDED WEEK OR MAKING AN IP RESERVATION. THIS IS NOT A CHANGE.

from the Resort Manager, Rachel Drake:

Greetings from the Island!

The new year kicked off with a great start. Our staff is working hard updating units as well as the grounds. Many projects have been accomplished within the past few months. We installed new floors in a handful of units, painted the pool and pool deck, painted an entire unit, applied epoxy on a bathtub and sink, moved the plants around, and performed many more maintenance-related tasks. We also replenished kitchen items, added a remote instruction page to each guest directory, shampooed carpets, and worked on getting each unit deep cleaned. Some upcoming projects include installing more new floors, creating beautiful flower beds, replacing all the sofa sleepers, installing some new windows, power washing and painting exterior walls, and performing many other miscellaneous projects.

We are thrilled to have you stay with us this year and we are eager for you to see the updates and positive changes that are being made here at the resort. Please ensure you follow our Facebook page for more updates as to what's happening at the resort - give us a LIKE and share your posts on your own Facebook page to your own friends to let them know about what a wonderful piece of paradise we have at La Casa del Sol.

Remember: La Casa del Sol is NOT like other Timeshares:

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 commercials by time share "exit" companies.

The La Casa del Sol Council of Co-Owners is different. Our resort is owned by our Owners, managed by unpaid elected volunteers who are Owners, 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 – both positive and negative. Many of us and our children have built life-long friendships and wonderful memories while vacationing at our place on *the Island*. By relaxing the Interval Plus (IP) rules, we hope to attract new Owners to build their own friendships and their own memories with their families as well.

Please invite your friends and family members to visit the resort and encourage them to join our La Casa family and explain how we are different from other timeshare resorts. To encourage friends and family to visit the resort, you can reserve an Owner Sponsored Interval Plus (OSIP) Week" for them (inside the normal 90 days for Owners) even when you're not there, if there is availability. If you sponsor someone new who purchases a deeded week for themselves, you may qualify to use an IP week yourself for free – just be sure they mention your name as a reference.

La Casa del Sol
18757 S. Highway 377
Cresson, TX 76035



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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: Rachel Drake

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.