



from the President and Owners' Representative
Roger Barrow and Pam Ames

NEWS BULLETIN

March 2023 | Issue 9



A great start to 2023

It is so good to see Las Casitas recovering from the pandemic and getting back to its former strength.

Great food and entertainments from the bar are proving very popular. New upgraded studios are now in great demand, and the new Wi-Fi is working very well.



New temporary bamboo screening has been installed on the car park perimeter in an attempt to improve privacy while we wait for the bougainvillea to grow.

Rentals

For many weeks, Las Casitas has been at nearly full occupancy, rental income is vital to our financial security and future investment, and we are currently prospering from the rental success.

Our rental budget for 2022/23 of 323,570€ is ambitious and to date we have sold 272,205€, which represents 84,13%. This is an excellent result. If this level of demand continues, we will exceed the budgeted revenues. We are very close to our expectations and since we have never reached this level of income before,

Pam and I are sure you will agree this is very encouraging.

We encourage owners who cannot use their weeks to put them into the rental programme. In the event of a successful rental, which is not guaranteed, you would receive the net rental income, which would probably cover your maintenance fees and leave a little on the side.

Contact owner@wimpen.com to make use of this service.

Owner Rentals

A new WimPen website will be published shortly. At present if owners reserve additional weeks via the WimPen Reservations department they are required to pay a deposit of 130€ on booking and the balance on arrival. The deposit is non-refundable but if they cancel it can be credited against a future reservation or applied to

their maintenance account.

The new WimPen website, and the reservation department, will follow an updated method of booking. This being reservations are made with a choice of two rates.

Flexible Rate – This rate will have the 20% owners discount applied and no payment will be required until check in. The reservation can be cancelled up to 48hrs in advance of check in without any cancellation penalties being applied.

Non-Refundable Rate – This rate will have the owners discount applied, plus a reduced tariff for payment in advance. Full payment at this rate is required at the time of booking and is strictly non-refundable and non-cancellable.

This update brings the WimPen reservation department in line with online bookings and eliminates the deposit element. They hope to launch the website at the end of march, we will keep you informed.

Rental Prices

Discounted Owner rentals are just as important as non-owner rentals in helping our finances, but the prices need to be transparent. For a long time, a debate has been going on about the comparison with Booking.com prices, with some owners saying they found Booking prices cheaper.

WimPen have now introduced a new charging regime to provide greater transparency. When the new rental website is running, if you are logged in as an owner, you will be presented with both the Booking.com price, and the WimPen price with owners' discount. I understand that the price you will be offered is the commercial Booking.com rate, less a 20% owners' discount.

Rentals during Closedown

Closedown this year will be weeks 49 to 51. For the last two years we have opened some villas for rental, and it proved very profitable for the Community. In the 2021/2022 financial year this generated €13,687 additional income and in 2022/2023 it was €29,606.

Pam and I have therefore agreed with WimPen that villas should be available for rental during closedown again this year. The bar may close for one of those weeks and that will be confirmed.

Five Year Plan

Nothing is set in stone yet, but I am staying at Lanzarote and Tenerife this week to meet WimPen and we have been discussing what might be needed.. These are just some of the possible proposals that are under review:

- Kitchen Renewal. To include washing machine in every villa.
 - Villa decoration including refurbishment of the electrical system, lighting, furniture, doors and wardrobes. Two 'show homes' will be prepared for owners to see.
 - Patio extension – extended into the garden with more space for sunbeds and al fresco dining.
 - Pool heater/pump replacement. The current heater is near the end of its life, but this is a major job requiring removal of part of the bar floor to get the old one out. The law requires the heater to be outside so we must find a new location for it.
 - New pool filtration system. Not urgent as we don't have the same leaks as Las Brisas, but at some stage we must introduce the same 'Munich' system as Brisas to meet new legal standards.
 - Pool surround - the tiles around the pool are in a poor state and will need to be replaced at some stage. Another major piece of work.
 - Renewal of the bar terrace canopy.
 - Solar Panels – there has been trial at Las Brisas. These are very expensive to install, but we wait to see the evidence of possible savings.
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Pam and I are keen to hear your ideas, so please let us know. WimPen are currently in the process of getting quotes and are planning a presentation at the next AGM in December.

Timeshare Programme 2023 to 2026

2024 is a Leap Year so 2025 will have 53 weeks, with 4 weeks of full or partial closedown. Make sure you book your flight on the correct date. Last time this happened a few owners turned up a week early.

2023						2024					
WEEK NO	DATE	WEEK NO	DATE	WEEK NO	DATE	WEEK NO	DATE	WEEK NO	DATE	WEEK NO	DATE
1	29-Dec-22	20	11-May-23	39	21-Sep-23	1	28-Dec-23	20	09-May-24	39	19-Sep-24
2	05-Jan-23	21	18-May-23	40	28-Sep-23	2	04-Jan-24	21	16-May-24	40	26-Sep-24
3	12-Jan-23	22	25-May-23	41	05-Oct-23	3	11-Jan-24	22	23-May-24	41	03-Oct-24
4	19-Jan-23	23	01-Jun-23	42	12-Oct-23	4	18-Jan-24	23	30-May-24	42	10-Oct-24
5	26-Jan-23	24	08-Jun-23	43	19-Oct-23	5	25-Jan-24	24	06-Jun-24	43	17-Oct-24
6	02-Feb-23	25	15-Jun-23	44	26-Oct-23	6	01-Feb-24	25	13-Jun-24	44	24-Oct-24
7	09-Feb-23	26	22-Jun-23	45	02-Nov-23	7	08-Feb-24	26	20-Jun-24	45	31-Oct-24
8	16-Feb-23	27	29-Jun-23	46	09-Nov-23	8	15-Feb-24	27	27-Jun-24	46	07-Nov-24
9	23-Feb-23	28	06-Jul-23	47	16-Nov-23	9	22-Feb-24	28	04-Jul-24	47	14-Nov-24
10	02-Mar-23	29	13-Jul-23	48	23-Nov-23	10	29-Feb-24	29	11-Jul-24	48	21-Nov-24
11	09-Mar-23	30	20-Jul-23	49	30-Nov-23	11	07-Mar-24	30	18-Jul-24	49	28-Nov-24
12	16-Mar-23	31	27-Jul-23	50	07-Dec-23	12	14-Mar-24	31	25-Jul-24	50	05-Dec-24
13	23-Mar-23	32	03-Aug-23	51	14-Dec-23	13	21-Mar-24	32	01-Aug-24	51	12-Dec-24
14	30-Mar-23	33	10-Aug-23	52	21-Dec-23	14	28-Mar-24	33	08-Aug-24	52	19-Dec-24
15	06-Apr-23	34	17-Aug-23			15	04-Apr-24	34	15-Aug-24		
16	13-Apr-23	35	24-Aug-23			16	11-Apr-24	35	22-Aug-24		
17	20-Apr-23	36	31-Aug-23			17	18-Apr-24	36	29-Aug-24		
18	27-Apr-23	37	07-Sep-23	49, 51 part closedown		18	25-Apr-24	37	05-Sep-24	49, 51 part closedown	
2025 - 53 week year						2026					
WEEK NO	DATE	WEEK NO	DATE	WEEK NO	DATE	WEEK NO	DATE	WEEK NO	DATE	WEEK NO	DATE
1	26-Dec-24	20	08-May-25	39	18-Sep-25	1	01-Jan-26	20	14-May-26	39	24-Sep-26
2	02-Jan-25	21	15-May-25	40	25-Sep-25	2	08-Jan-26	21	21-May-26	40	01-Oct-26
3	09-Jan-25	22	22-May-25	41	02-Oct-25	3	15-Jan-26	22	28-May-26	41	08-Oct-26
4	16-Jan-25	23	29-May-25	42	09-Oct-25	4	22-Jan-26	23	04-Jun-26	42	15-Oct-26
5	23-Jan-25	24	05-Jun-25	43	16-Oct-25	5	29-Jan-26	24	11-Jun-26	43	22-Oct-26
6	30-Jan-25	25	12-Jun-25	44	23-Oct-25	6	05-Feb-26	25	18-Jun-26	44	29-Oct-26
7	06-Feb-25	26	19-Jun-25	45	30-Oct-25	7	12-Feb-26	26	25-Jun-26	45	05-Nov-26
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11	06-Mar-25	30	17-Jul-25	49	27-Nov-25	11	12-Mar-26	30	23-Jul-26	49	03-Dec-26
12	13-Mar-25	31	24-Jul-25	50	04-Dec-25	12	19-Mar-26	31	30-Jul-26	50	10-Dec-26
13	20-Mar-25	32	31-Jul-25	53	11-Dec-25	13	26-Mar-26	32	06-Aug-26	51	17-Dec-26
14	27-Mar-25	33	07-Aug-25	51	18-Dec-25	14	02-Apr-26	33	13-Aug-26	52	24-Dec-26
15	03-Apr-25	34	14-Aug-25	52	25-Dec-25	15	09-Apr-26	34	20-Aug-26		
16	10-Apr-25	35	21-Aug-25			16	16-Apr-26	35	27-Aug-26		
17	17-Apr-25	36	28-Aug-25	49, 51 part closedown		17	23-Apr-26	36	03-Sep-26		
18	24-Apr-25	37	04-Sep-25	53. extra week closed		18	30-Apr-26	37	10-Sep-26	49, 51 part closedown	
19	01-May-25	38	11-Sep-25	50: Full closedown		19	07-May-26	38	17-Sep-26	50: Full closedown	

Annual General Meeting 2023

We will have a new venue for next year's AGM,

As you are aware, the last AGM venue was not very suitable. The problem is that the date must coincide with LAS BRISAS, EL MARQUES, LAS CASITAS and SUEÑO AZUL the same weekend, and we understand finding a consensus has proved very difficult.

WimPen has therefore decided to go for the [Birmingham Strathallan Hotel, BW Signature Collection](#). The hotel is on the outskirts of Birmingham 12 minute drive away. It has parking for 150 cars. The nearest train station is 7 min by taxi – 25 min on foot. The station is a commuter train with which anyone travelling from afar will have to change at one of the main stations. If you want a room, please book early to avoid disappointment. December is a busy time.

The AGM will be on **Sunday 10th December**. Proposals and nominations for Owners' Representative to me by 1st September please. Pam Ames tells me she will be offering herself for re-election. She hopes for your support again next year.

This year is my second of a 3-year term so the next election for President will be next year at the December 2024 AGM. I haven't decided if I will want to stand again, but if anyone is interested in putting their name forward and would like to know more, please feel free to contact me.

Article 13.3 of the Spanish Horizontal Property Law defines the president an escritura co-owner, who will legally represent the community both in a court and outside of one regarding all legal matters that might potentially affect the community, but there is more to the role than that. It is a legal requirement for a community to have a president and if no one is elected, according to the law, the president is supposed to be chosen in rotation from owners by drawing lots. I am not sure how that would work.

Do you use the Members' Area of the website?

The members' area of WimPen's website is full of useful information and is also the means by which we regularly communicate with owners, so if you don't access it, you may be missing out. Because we are aware that many owners do not access the site, we have included some of the items previously published in this bulletin. If you are having difficulty accessing the site, please let one of us know.

The website address is <https://lascasitas.wimpen.net> and you will need a username and password. If you don't have the password, Judith at WimPen can provide it. Email owner@wimpen.com

In the documents section you will find minutes from all AGMs, useful contact details, weekly ownership chart, previous bulletins, welcome pack orders, list of available resales, internal exchange scheme, holding company information and much more.

You will also need your password to access the new rental website when it is available.

USEFUL CONTACTS

Roger Barrow, President.

Email: roger@lascasitas.eu
Phone 0796. 222 4554

Pam Ames. Owners' Representative.

Email: pamames@btinternet.com
Phone: 01689 838786

Las Casitas Manager. Valentina Rodriguez - Manager.
direccion.casitas@wimpen.com

Las Casitas Reception.

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0034 928 517 564

Las Casitas Postal Address:

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Playa Blanca. Yaiza. Las Palmas

Resort Manager and Sales

Enquiries Valentina Rodriguez.
direccion.casitas@wimpen.com

WimPen Coordinator Canary Islands.

Ana Martín.
administracion@wimpen.com
0034 922 741 415 option 4

Rental Enquiries

Reservations Manager.
reservations@wimpen.com
0034 922 741 415 option 1

Customer Service: Including payments, lost passwords, letting service. Judith Hague
owner@wimpen.com
0034 922 741 415 option 2

Escritura, Holding Company

Enquiries Nichola Daffern, Administration.
nichola@wimpen.com 0034 922 741 415 option 1

Las Casitas Website For online payments and President's communication with owners. Username and password required for members' area
<https://lascasitas.wimpen.net>

Las Casitas Facebook for informal discussion and to meet other owners

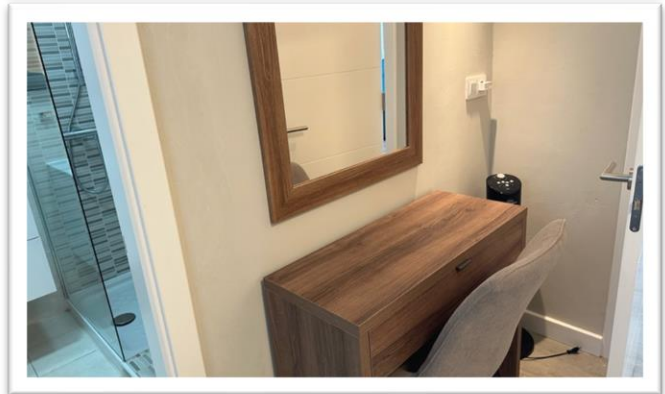
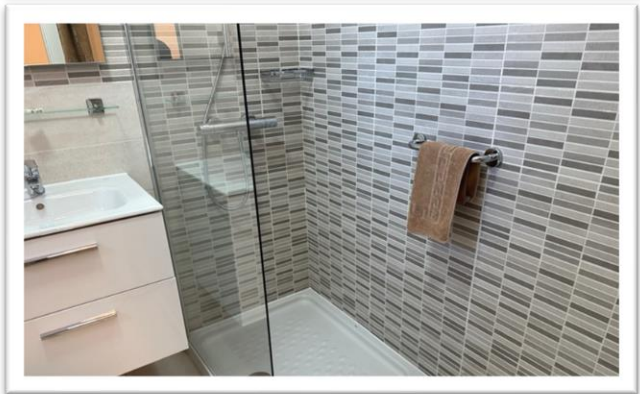
www.facebook.com/groups/lascasitasowners

Holding Company

Once again in the last few months Pam and I have had to advise a few owners who sadly and unexpectedly lost their partners finding themselves facing difficult complications dealing with their timeshare in joint ownership. This was because they had not taken advantage of the Holding Company. If you still hold an escritura, please seriously consider transferring your weeks to the Holding Company. Information can be obtained from Nichola at WimPen.

New Studios

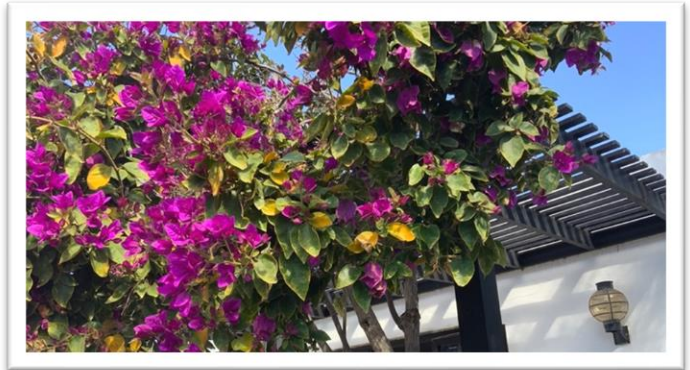
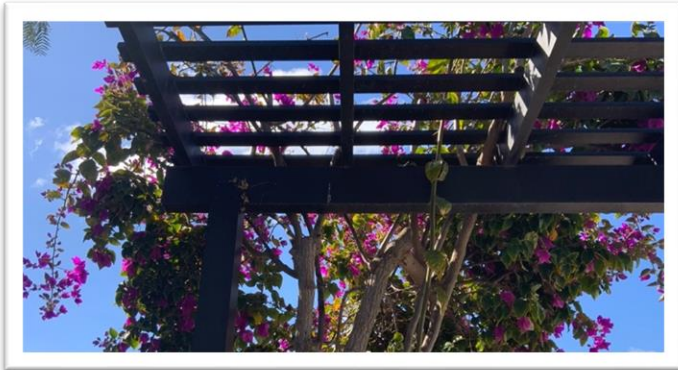
For those that haven't seen the new studios, here are the latest photos of No 6



Pergolas

All the pergolas in every villa have now been replaced with the new aluminium ones, with the old rotten wood ones removed.

In some cases, it has been necessary to cut back the bougainvillea where they had become tangled up with the old wooden struts, but they do grow back very quickly.



The Gardens

Once again, this year we have had an infestation of mealybugs, which the gardeners have been working hard to keep under control. However, some plants have had to be replaced, including some of the new bougainvilleas on the perimeter. Nevertheless, the gardens are still looking spectacular.

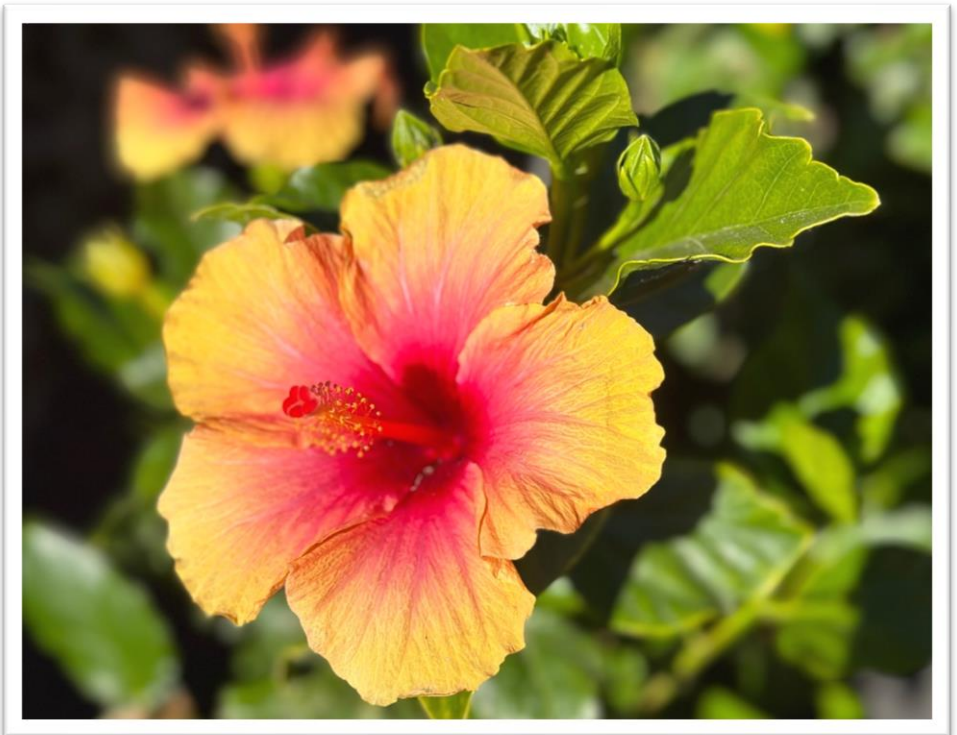
Thank You

Pam and I really appreciate the support many of you have given us, without which our job would be impossible.

We hope you all have wonderful holidays this year. We look forward to meeting some of you when we are at Las Casitas.

Please contact one of us if you have any feedback about this bulletin, or if you have any questions. We like to hear from you.

With best wishes



Roger
PAM

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