



# from the President

## NEWS BULLETIN August 2022 | Issue 5



### Studio Upgrade - Your vote counts

Voting closes on 15th August and even if you are not a studio owner, your vote is important.

#### 1. Why upgrade the studios?

Studio owners have had to put up with the worst villas on the estate. Fold down beds are uncomfortable and there is a lack of privacy, the beds can be seen from the pathway.

The upgrade will provide greater comfort and with a separate bedroom, more privacy. But this is not the only benefit of the upgrade

#### 2. What are the benefits for the Community

More than 45% of studio villa weeks are unused and therefore available for rental or purchase, However in their current format they are unpopular and difficult to rent or sell, as owners trying to sell have discovered. That is a lot of vacant weeks.

The upgrade will generate greater rental potential which in turn will bring a much-improved income for all of us, the community.

#### 3. Is it a fair price?

WimPen obtained several quotes and using their experience and knowledge have selected the quote they consider gives the best value based on price, contractor's reputation, and the guarantees which they provide. This is the only quote we are asked to vote on.

It is a substantial upgrade with a new much improved kitchen (see attached), new furniture throughout. enlarged windows, a complete rewiring, and a new dividing wall. It is estimated that the cost will be recovered from extra rental proceeds in 30 months.

There have been comments on Social Media that this quote comes from a company is owned by a named employee of WimPen. This is manifestly untrue, and the contractors have no link with WimPen, either directly or indirectly. Such a suggestion could be considered defamatory.

#### 4. Why is a washing machine included?

A proposal to place a washing machine outside all villas was rejected, however it was agreed that at a future date, there would be a proposal to put a washing machine in all kitchens when they are upgraded. As well as improving facilities for owners, this will add to the rental attraction.

#### 5. What is the rush?

WimPen want the work completed in this December's closedown and the deadline allows time to get orders to be placed. The sooner the work is completed, the sooner we get the benefits.

#### 6. Who is making this proposal

The proposal is presented by WimPen, which the Owners' representative and I have had no hesitation in endorsing.

We want to do what is best for owners and for the community, and we believe this proposal has benefits for both.

Roger Barrow, President, Las Casitas Community of Owners

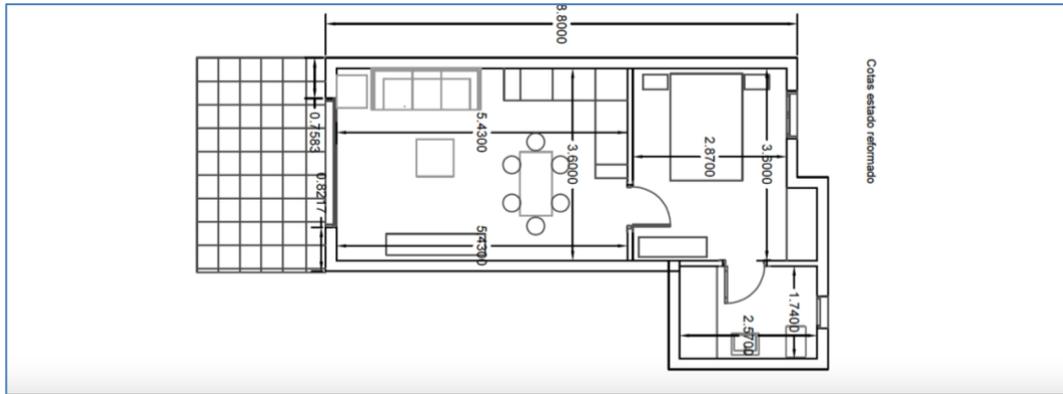
Tel 01243 601100 | [roger@lascasitas.eu](mailto:roger@lascasitas.eu)

How to vote

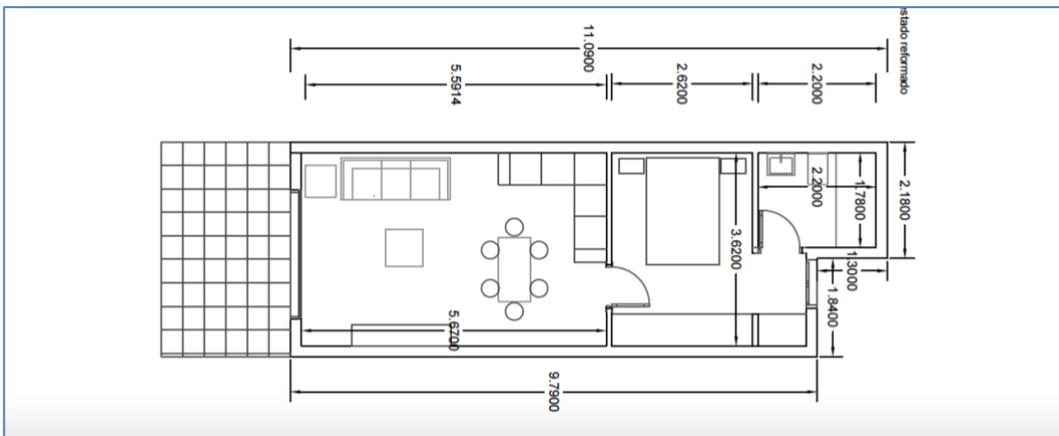
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Vote online in the members area at <https://lascasitas.wimpen.net>. Follow the link to 'surveys'  
All owned weeks will be taken into account, Or email the voting form to [agm@wimpen.com](mailto:agm@wimpen.com).

### Villas 3 and 6



### Villas 4 and 5



### Kitchen Layout

