



HAPPY CHRISTMAS TO ALL OUR OWNERS

Well here we are again after one of the most difficult years we have ever experienced due to the pandemic when many owners have been unable to occupy their villas and faced financial uncertainty. I hope those of you affected were able to take advantage of the discount scheme.

Discount Scheme

The scheme started mid-March and we had expected to be able to return to normal by July. However, here we are in December and at last we are able to undertake foreign travel, which is no longer forbidden by our government. More and more owners are making the trip and we are starting to see rental bookings on the increase. This will provide us with much badly needed income.

Owners Voted

Owners recently took part in a postal vote which was in favour of continuation of the discount scheme to week 11 if there was no change in government travel regulations. Those restrictions have now been lifted. While the UK Gov travel advice website now advises against all but essential travel to Spain, travel to the Canary Islands is excluded from that advice. It states:

"The FCDO advises against all but essential travel to Spain including the Balearic Islands but excluding the Canary Islands, based on the current assessment of COVID-19 risks.

Consequently, the discount scheme will end from week 1 and from then owners will be expected to pay the full maintenance fee. However, this will be subject to further review at the end of December. ***SEE NOTE**

Covid-19 Tests

The Canarian Government had changed the requirement for testing and to allow the either a PCR test or the cheaper rapid ANTIGEN test. However this has been overruled by the Spanish government, and now only a PCR test is accepted. You should have received a letter from WimPen about it.

Rules are constantly changing so you should check the with the resort and your airline before travelling in case the rules change yet again.

You will also be required to complete the Spanish health form which can be found at <https://www.spth.gob.es>.

We appreciate all this will be an inconvenience for owners, it is outside ours or WimPen's control, however you will be reassured to know that your travel to Lanzarote will be safe.

Visit to Las Casitas.

Pam Ames, Owners' Representative and I were recently able to pay a visit to Las Casitas, enabling us to carry out the checks and audits we normally do on our official visit in May or June. All is well at the resort which is well prepared to get back to full occupancy. More inside.

Pam and I would like to thank you for your support during this difficult year, it has not been an easy task and we sincerely hope we can all get back to enjoying our holidays in 2021.

Roger and Pam



Christmas Tree at Playa Blanca

***Government rules now changed, discount scheme will continue until week 11 unless restrictions are lifted**



Around the Resort

The Gardens

Pam and I took a good look around the resort. Many paths are showing signs of wear, with cracks in many places, but they are still safe and the maintenance team carry out regular repairs. Also the paved area around the pool is showing signs of deterioration, but still safe. Those are works for future years.

The gardens are in great shape. As there has only been one gardener, some parts are a little overgrown but are a mass of beautiful colours. A lot of work has been done recently, with new plantings in many places and decorative white pebbles, which really highlight the vivid colours.



Bathrooms

There are still 16 bathrooms that have yet to be refurbished and about seven that need to be done soon. However, the ones we looked at are all quite usable and some had new baths and basins only quite recently. Capital expenditure has been put on hold while we recover from the pandemic, so we can't say when the bathrooms can be completed, it will largely depend on available finance.

It is income from both owner and non owner rentals that helps to pay for such improvements, so we will see how our income improves this year.

WiFi

I carried out a full check on Internet speeds throughout every part of the resort. The average download speed was around 40mbps and the upload speed around 12mbps. This is excellent, but of course may have been affected by the reduced occupancy. The bar WIFI was much slower.

I would be interested to hear about owners' own experience and you can download an Internet speed app to your device to test it if you wish.

Atlantic Park

Work continues and much of the dusty work seems to have finished although there is some noise coming from the park during the day. The site is nearly levelled now and space is being left between the park and our perimeter.



The Bar Franchise

The bar franchisees have now been in place for one year, and their contract was due for renewal on 1 December

I carried out a thorough inspection of the bar and kitchen, and was impressed with the standard of food hygiene and cleanliness they have maintained. Some electrical work is required in view of the number of appliances that are plugged in to multiple sockets on one outlet and I have asked WimPen to deal with this on the grounds of health and safety. There are no sockets on the terrace area for heaters in the winter so WimPen are also looking at this. It is very cold in the evenings in December. I have also asked them to look if the smaller gas heaters would be suitable.

In the absence of an AGM I have approved a temporary extension of their contract for up to one year, or until we can hold an AGM.

Events

The team have been working hard to keep things going, in spite of the lack of occupancy. Quiz night with curry night and afternoon tea with bingo has proved popular with locals and guests from Las Brisas, as well as the few owners and renters in occupation

For the time being, Karaoke is not possible, but the bar have plans for other events in the new year, including Sunday lunch and more music entertainment. The Christmas lunch was fully booked within hours of appearing online, and they have a waiting list in case of cancellations.

Food deliveries

Pam has been in touch with HyperDino. They are happy to make deliveries direct to your villa, so you can ask when going through the checkout. For a spend of over 60euro, delivery is free, under 60 euro, the delivery charge is 4 euro.

Welcome Packs

At present, the customary welcome packs are no longer available, so we have been working with the bar and Valentina with an improved choice of products.

The packs will be provided by the bar and an order form will be published in the members area which you can download, print, then scan and send to reception. Payment will be made on arrival and the packs will be delivered in advance to your villa.



Children's Playground

The playground now has a new softer surface which will be much safer for the kids, and a new slide is now delivered and ready to be installed.



Accounts and Budget

Pam and I reviewed the accounts which were sent to you recently. In the absence of an AGM, we have provisionally approved the budget, there is no increase in maintenance fees this year.

The AGM 2020

As you all know, we were forced to postpone the AGM this year due to the pandemic. While we have strict social distancing rules in the UK, and various regional tiers, it is still impossible to confirm a date, but we are keeping this under review.

WimPen have been asked to consider the possibility of some kind of online virtual AGM, but we don't know yet whether this will be possible.

We have already received a number of proposals from owners, but once we can confirm a date, we will reopen a new deadline for further proposals or nominations. We will advise you in due course before sending out the agenda.

However, if there is no change by the summer, we may have to consider the possibility of cancelling the AGM and holding it jointly with the 2021 AGM.

We will keep you informed, please keep an eye on the members' area of the website for any further information.

Useful Contacts

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PLEASE CONTACT US

As always, if you have any questions, please feel free to contact Pam or myself by email or phone.

Time Ownership Weeks 2021

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