



Newsletter

Q3 18th June 2025

Hi all,

I have recently returned from a week at Las casitas and only wish it could have been longer, although I suspect we all feel that way too. It was an interesting week, and I gained a lot of information about the resort and general working practices in Spain. All of this I will share with you in this newsletter.

The Resort

The 5 year plan progress

In the last newsletter I highlighted these items as Year 1 items (this year) I have annotated the current progress below.

Year 1 (2024/25)

- New Wardrobes (Completed in all villas)
- Air conditioners upgrade/replacement (Replacements made where air conditioners is not working properly)
- New pathway lighting
- Updating walls of Tennis court (Existing walls all repainted/repaired)
- New electric Generator (Installed)
- Swimming Pool Heat Pump (Replacement Installed)

At the resort you may have also noticed some changes and some evidence of building work around the perimeter. To comply with regulations a new electricity shut down switch is being installed. This shuts off power to the entire resort in the event of a fire etc.

Apologies to those owners who have had the not so pleasant view of the building materials, the builders had left some in view to come back and complete their job. Additionally, some of this was building waste material. Unfortunately, the resort can't just remove and dump this separately as the waste disposal restrictions in Lanzarote are extremely strict and hence removal of waste costs form part of any building contract. For us to remove items separately would in effect cost us double. Hopefully this work will be completed soon and the areas cleared.

Pathways

Some concerns have been raised regarding the safety of pathways around the resort, following some accidents. The areas where these accidents occurred have been repaired/replaced. There are also many other areas showing signs of degradation. The pink dye used to colour some of the paths is now causing the sections to fail. You will notice this as a slightly stickier more abrasive surface in some areas or in the worst places the cement has broken down to a sandy surface. Obviously, this isn't ideal and if you venture into Las Brisas you will see similar on their pathways. The pathways can't just be skimmed over but need to be dug out to the final point of failure and rebuilt. A paving contractor will be required to do this work.

Additionally, the picon (black speckling) previously used is no longer permitted in Lanzarote so the new/repared sections will be different to the existing paths. We have had discussions regarding other surfacing solutions, such as resin based, however this is currently not being used in Lanzarote as there is no information as to the effect of excessive heat/sunlight may have on the surface.

Going forward Valentina has a list of different areas that the intention is that an ongoing budget item will be in place for path maintenance/replacement. Money has been assigned in the next financial year's budget already for this. Note - the Las Casitas financial year starts in September so these problems will be addressed soon.

This is clearly going to be an on-going issue so if you see or experience pathway problems, please make reception aware just in case it hasn't already been identified and can be included on the action list.

Front Entrance

A tree previously at the front entrance to the resort came down in winds earlier in the year and although initially replace with a rock this too was removed as children were climbing and jumping from it. The areas have now been cemented over but doesn't really look inviting.

The paving around that front area is also 'pink dyed' so will ultimately need replacing. I have asked Valentina that when we get to this section we look at making the area a bit more pleasant. Whatever we do though we need to consider the fact that this is alongside a public footway and we already experience dog fouling by some of the trees there. Whatever is decided it needs not to be attractive to our furry friends.

Staffing Issues

All Resorts, Restaurants, Hotels, etc are struggling with staff currently. The welfare system in Spain allows people to refuse jobs now and still claim welfare benefits instead. Additionally, the sickness benefit rules are not helping employers, and this is also being exploited by some. On one of the other resorts the franchisee is having to pay for a chef who hasn't been at work for over a year. This is obviously affecting their costs and the ability to provide the service.

Rental costs in Lanzarote are also affecting staff retention. Landlords are now able to apply for tourist licences on what were previously residential lets. This means the landlord can gain up to 4 times the rent previously. Why this affects us is that this all puts pressure on our staffing demand.

The first immediate impact is that we are losing a good, experienced maid who has been at the resort for many years. Her landlord has converted her rental to a holiday let. She has struggled to find somewhere else and so has decided to return to mainland Spain.

Secondly, we have converted our garden maintenance man to a regular resort maintenance man to increase our general maintenance team. We have plenty of work there as you are aware with the upgrades etc and again this provides better coverage in the maintenance team.

Gardens

The gardens are looking extremely colourful at present, and I hope that is the case whenever you visit Las Casitas. Going forward the garden maintenance will be put out to a gardening contractor, again this reduces our risk regarding the sickness situation.

Resales

Villa resales are very healthy. In the week I was there Valentina sold 4 weeks from the resale list. She also maintains a list of people wanting extra weeks so if you are looking for them, please let her know.

The current resales list can be found under 'sales' on wimpen.net

CASITAS RESALE LIST 03/06/2025

				
VILLA NO	WEEK NO	COMMENTS	PRICE IN EUROS	BEDS
36	10		1.500 €	2
43	10, 11	for the fortnight	3.500 €	1
42	13		1.200 €	1
45	21		1.000 €	1
46	23, 24	Per Week	1.740 €	1
24	32		1.200 €	1
44	39		1.200 €	1

It is a constantly moving picture and even as I send this the list has changed.

AGM

This year's AGM will take place at the Holiday Inn Birmingham M6 Junction 7.

The venue is just off the M6 motorway and offers on-site parking for up to 250 vehicles. Birmingham International airport (railway station) is about 20 minutes by taxi.

The choice of venue was made by one of the other resorts and was originally hoped to be in Oxford area. The problem we always will have is the seasonal demand for hotels in December and particularly those with large conference type rooms which often get used for Christmas parties. Unfortunately, Oxford proved to be too expensive and were unable to secure rooms for as long as was required for meetings. In the end the Birmingham location was selected.

For those unaware there are 4 resorts holding AGMs on the same weekend and each resort will now take turns to decide on the location (city/town/region) for the meeting. Our turn will come round in a couple of years, and I will be canvassing for suggestions when appropriate.

It is hoped that at this year's AGM the location for the following year (2026) will also be announced.

The Bar

Here are the weekly schedule events provided by Craig and his team at the bar. Also look out for the daily specials and cocktails.

Monday	no entertainment
Tuesday	4pm Quiz, 9:30pm Live Music
Wednesday	4pm Caz Davies sunset music
Thursday	no entertainment as changeover day
Friday	Fish and Chips 9:30pm Karaoke
Saturday	9:30pm Caz Davies party night
Sunday	Traditional Sunday Roast 9:30 Live music

Please Note

- You will generally need to book ahead for the Fish and Chips and the Sunday Roast.
- I will also recommend booking a table for the afternoon quiz.
- If you want a packed lunch for the airport or day out, let the bar team know the day before and they will be happy to oblige.

Contact the bar at lascasitasbar@gmail.com or 0034 711 052 920

Up and coming Events

Lanzarote wine festival. This event has passed now but I thought to put it here as it's a wine and music event on the island plus a separate 13K wine walk. It is a ticketed event, and this year was sold out months ago. I think if you want to do this in 2026, you'll likely need to look and book much earlier in the year. In the next few months, the following events are on the island:

In Playa Blanca in the month of July the local Fiestas, del Carmen, which has a land procession, and a sea procession followed by traditional music in the town square.

At the beginning of September in Yaiza there is la Local Fiesta call, Los Remedios, which has processions, and live music with food and drinks.

Basically, all through summer there are local fiestas in each village, but the schedules are still not published. The information will be placed at reception for owners/Guest to review.

Photo Competition

Sadly, I received no photos for this. Perhaps just photos of Las Casitas was a bit too restrictive.

For 2026 how about island photos? I'm sure we all have some gems lying around that could fit the bill and a small prize can be provided.

Weekly Calendar for 2025 and 2026

Please note there is an extra maintenance week this year so please ensure you check the dates and book the correct flights.

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
8	13-Feb-25	27	26-Jun-25	46	06-Nov-25	8	19-Feb-26	27	02-Jul-26	46	12-Nov-26
9	20-Feb-25	28	03-Jul-25	47	13-Nov-25	9	26-Feb-26	28	09-Jul-26	47	19-Nov-26
10	27-Feb-25	29	10-Jul-25	48	20-Nov-25	10	05-Mar-26	29	16-Jul-26	48	26-Nov-26
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	closedown		19	07-May-26	38	17-Sep-26	50: Full closedown	

A final note

We all want a lovely resort that we can relax and enjoy our holidays. If you do see or experience any problem while at the resort, please report it to reception or the manager, so that the maintenance or housekeeping team can either make it safe, fix it or replace it.

Contacts List

The following are useful contacts:

Keith Lear (president) – keith@lascasitas.eu

Pam Ames (owners rep) – pamknollcourt@outlook.com

Valentina Rodriguez (resort manager & sales enquiries) – direccion.casitas@onahotels.com

Reception - casitas@onahotels.com

Reservations – reservations.wimpen@onahotels.com or call +34 922 741 415 option 1

Las Casitas Bar - lascasitasbar@gmail.com or 0034 711 052 920

Nichola Daffern (Buy and Sales enquiries, Holding Company, Escrituras enquiries nichola@onahotels.com

Judith Hague - Owners Customer Service 0034 922741415 option 2 owner.wimpen@onahotels.com

Ana Martin (Wimpen area manager for the Canary Islands) administracion.wimpen@onahotels.com

Members area (for maintenance payments and all things owner wise) wimpen.net

Las Casitas Owners site www.lascasitas.eu – There is a lot of very useful information on this site for owners.

Facebook – Las Casitas Owners – Playa Blanca, Lanzarote. If you wish to join please complete the questions for access, all owners are welcome.

Kind Regards
Keith Lear