



From the President, Roger Barrow

NEWS BULLETIN

Issue 12 – March 2024



Dear Owner

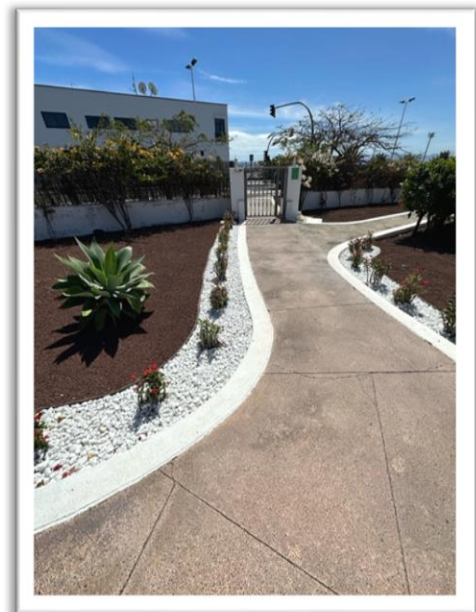
Quite a lot has been happening in the last few months. The AGM, news about tax on rentals, the start of the refurbishment. I hope this bulletin will answer some of the questions you may have.

My wife had a nasty accident in November, which meant I was unable to attend the AGM, thank you to Pam Ames who stood in to chair the meeting. Thank you to everyone who sent in good wishes for Pat's recovery, I am pleased to say she is making a recovery, albeit very slowly.

My Visit March 2024

I am happy to be back at Las Casitas having cancelled my last visit due to my wife's accident. I walked right round the resort with Valentina and found everything in very good order, in fact I don't think I have seen Las Casitas in better condition. Our resort is clearly being well looked after by Valentina and her team.

The gardens have undergone a lot of replanting following the Mealybug infestation and are getting back to their former glory.



The villas have had a couple of coats of new white paint outside, there are some new sunbeds due to be delivered in time for the summer. Work has started on upgrading the interiors with new wardrobes in several one bed villas

Plans are in hand to fully upgrade 4 villas, 3 one bed and 1 two bed villa, to match the two villas already refurbished, as approved at the AGM. work is due to start in April, Pam Ames and I are in discussion with WimPen how we can accelerate this programme which would require owners' permission to use some of the reserve fund.

Refurbished One-Bed Villa

Looking fabulous, I hope Owners like it.



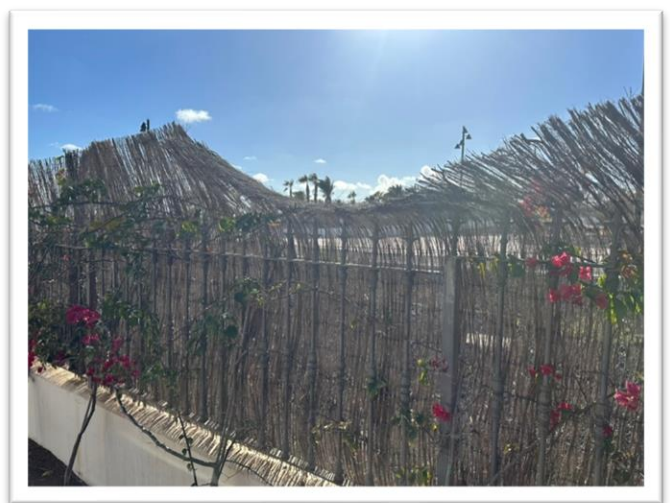
The refurbished laundry and luggage room are a great improvement and now the staff also have a room to take their breaks.



Staffing has been an issue with the loss of some cleaners and difficulty in recruitment, which has proved a challenge for Valentina to meet the required cleaning schedules. She is actively trying to recruit more cleaners.

Perimeter Security

The new perimeter screens have made a significant difference to the privacy of some villas, although there is evidence that the wind has cause some damage in areas where the screens are quite high, I have made arrangements for the screen to be strengthened.



Presidents' Website and Private Mailing List

You may recall that a few years ago I created a website for owners and a mailing list to help me keep in touch with you all. With the onset of the original 'Members Area' of the WimPen website, I was able to message owners and publish documents, so my website and mailing list became redundant.

However, this has changed now that the new Wimpen.net website has been launched and since the demise of the original 'Members Area' I am no longer able to use it for sending messages or publishing information, especially when an urgent announcement is required. I don't have access to WimPen's database of owners, so I have reinstated my website and mailing list. The list has been updated to meet GDPR regulations.

My website for owners is at <https://www.lascasitas.eu/owner/>. It does not replace WimPen's official website, wimpen.net, where you can rent extra weeks, put your weeks into the rental programme, pay your maintenance fees and you can still read previously published documents there.

This will enable me to reach out to owners who subscribe to my mailing list independently of WimPen, the website is available to all and will include urgent announcements that can't wait for a news bulletin and updates from me. No password is required.

I will still produce occasional bulletins which WimPen will send to all owners on my behalf. Owners not subscribed to this mailing list will not receive my own emails.

If you were part of the original mailing list, you are currently included. If not and you want to be kept up to date, you can subscribe to the mailing list here: <http://eepurl.com/ilZqg2>

I hope you find the website and emails helpful. The website is still being built so please let me know if you would like anything included. I would appreciate your feedback.

Using WimPen's new website, wimpen.net

WimPen's new website is now up and running, and many owners seem to be using it. A few owners however have reported problems, so please report any website issues to owner@wimpen.com

Many using an iPhone to access the site seem to be having problems, so here is a brief tutorial to help you use your phone.

Click EN for English. Click lines for menu.

Click 'Private Area'

Login with username and password

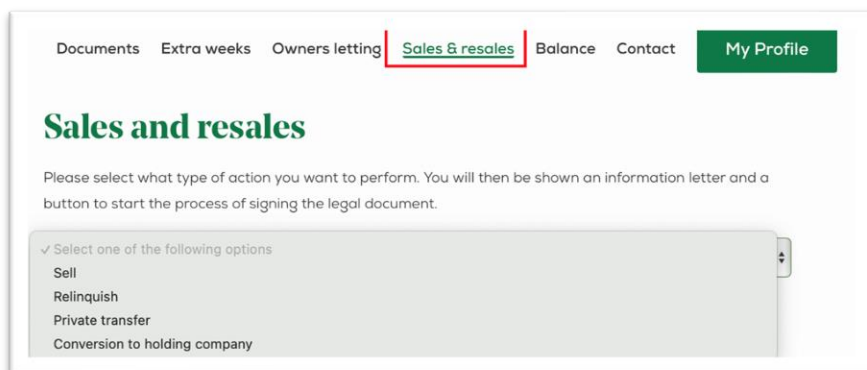
Click the lines for menu.

Follow link as required.

If you are using a computer, click 'EN' top right for English then login to the Private Area with your username and password. If you don't have one, contact owner@wimpen.com for details. Once in the site, follow various links to see your balance and pay, book extra weeks or let your villa.

Website Updates

The website has been upgraded with new menu options to help owners. You can now use the site to sell your weeks, relinquish your ownership or transfer your week to another owner. I have asked WimPen to default the site to English language and speed up the site.



Rental Prices

To get the best price with Owners' Discount, rentals should be arranged using the private area of the new website, www.wimpen.net

From time to time, some owners inform me they can get a better price from one of the booking websites. This is usually because the criteria do not correspond when making a comparison. (i.e. no of people, size of villa and dates). The owner's discounted rate is never more than the advertised public rate.

As an example, I took a random week in November and checked comparable prices in each of the popular websites.

Las Casitas – 2 persons – 10/10/24 – 17/10/24		
	Studio	1 Bedroom
	non Refund / Flex	non Refund /Flex
Booking.com	655€ / 728€	731€ / 812€
Onahotels.com	622€ / 691€	694€ / 771€
Thomas Cook. no cancellation	838gbp (non refund)	935gbp (non refund)
Expedia	630gbp / 700gbp	703gbp / 781gbp
Wimpen.net Owners	529€ / 587€	590€ / 655€

It's important to understand these prices are not fixed and will constantly vary depending on when you make the booking, availability, demand, and season. When comparing prices, it must be on a like for like basis, including the currency.

Please note you cannot compare prices on a like for like basis whilst using an app. For example, the booking.com app has specific app only prices which differ from the booking.com website.

WimPen's pricing operates from websites public pricing in Euros.

Villa 49 the ex-manager's villa (3 bed) is not available on the web, and you need to contact reservations@wimpen.com if you want to rent that villa.

Selling your week

WimPen are now focusing on selling owners weeks rather than holding company weeks, so the resale list only shows owners' weeks. There are also some holding company weeks available for sale so if you can't see the week you want on the list, contact Valentina to see if the week you want is available.

If you place your villa in the resale program, to have the best chance of a sale please ensure you are asking a reasonable price and be prepared to negotiate.

You can see the current resale list here:

<https://www.lascasitas.eu/owner/resales> . The prices shown have been decided by the owner who may be open to negotiation if you make an offer.

Annual General Meeting 2024: New Venue

This year's AGM will be held on Sunday 8th December 2024, at The Edwardian Manchester Hotel, Free Trade Hall, Peter Street, Manchester, M2 5GP. Website:

<https://www.radissonhotels.com/en-us/hotels/radisson-collection-edwardian-manchester>

My 3-year term comes to an end this year, so I will be offering myself for re-election. Pam Ames, Owner's Representative tells me she will also offer herself for re-election this year.

If you have proposals or nominations for the AGM, please let me know by 1st September 2024. Write to roger@lascasitas.eu

I hope there is a better turnout next year. I have heard it said there is little point in going when you are up against all the proxy votes. It's an argument I don't understand, I don't control the proxy votes and every owner is entitled to use their vote as they please, proxy holders must use any votes in accordance with the owners wishes. However, the AGM is not just about voting but an opportunity to hear from WimPen, question them and influence future decisions through discussion, questions, and debate.

The Holding Company – is it worth transferring my weeks?

Many owners still holding an escritura and reaching their advancing years will meet significant legal and financial issues when they cannot use their timeshare, or when an owner or joint owner sadly passes away. Getting a name removed from an Escritura or transferring weeks can be an expensive and time-consuming process. I am regularly contacted by Owners who find themselves in this position, and it can be a distressing time.

USEFUL CONTACTS

Roger Barrow, President. Email: roger@lascasitas.eu Phone 0796 222 4554

Pam Ames. Owners' Representative. Email: pamames@btinternet.com Phone: 01689 811356 (new no.)

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

Reception. casitas@wimpen.com 0034 928 517 564

Las Casitas Postal Address: Calle Fuerteventura 1, 35580. Playa Blanca. Yaiza. Lanzarote

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 opt 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 3

Las Casitas Website For online payments. Username and password required for the private area www.wimpen.net

Las Casitas Facebook to meet other owners www.facebook.com/groups/lascasitasowners

The Holding Company is effectively a trustee holding the freehold of your weeks on your behalf. Instead of an Escritura, ownership is by means of a contract with the Holding Company giving you full rights of ownership and voting rights.

Once in the Holding company you will be able to:

- Transfer ownership for a modest new contract fee.
- Sell your weeks for a modest admin fee.
- Relinquish your ownership with no fee or penalty.
- Give your family peace of mind if anything happens to you.

There are legal costs in making the transfer to the Holding Company, currently €850. You will also need to obtain an NIE number and Power of Attorney for WimPen to sell or transfer. You will find a list of UK Notaries recommended by WimPen here: <https://www.lascasitas.eu/owner/uknotaries>

For more information and advice, contact Nichola Daffern at WimPen, nichola@wimpen.com

Our wonderful reception team.

Valentina, Jessica and please give a warm welcome to our new receptionist Nadia.

You can contact reception at casitas@wimpen.com Telephone: 0034 928 517 564



Timeshare Calendar 2024 to 2027

Planning ahead? Here is the timeshare calendar for the next four years, which I hope is helpful. Make sure you arrange flights on the correct date. Week numbers jump forward during the 53-week year from 18th December 2025 following the leap year in 2024. In previous years, a few owners have arrived a week early.

Also, if you are looking to rent an extra week, some villas are available for rental during the December closedown weeks.

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

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

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

2027					
WEEK NO	DATE	WEEK NO	DATE	WEEK NO	DATE
1	31-Dec-26	20	13-May-27	39	23-Sep-27
2	07-Jan-27	21	20-May-27	40	30-Sep-27
3	14-Jan-27	22	27-May-27	41	07-Oct-27
4	21-Jan-27	23	03-Jun-27	42	14-Oct-27
5	28-Jan-27	24	10-Jun-27	43	21-Oct-27
6	04-Feb-27	25	17-Jun-27	44	28-Oct-27
7	11-Feb-27	26	24-Jun-27	45	04-Nov-27
8	18-Feb-27	27	01-Jul-27	46	11-Nov-27
9	25-Feb-27	28	08-Jul-27	47	18-Nov-27
10	04-Mar-27	29	15-Jul-27	48	25-Nov-27
11	11-Mar-27	30	22-Jul-27	49	02-Dec-27
12	18-Mar-27	31	29-Jul-27	50	09-Dec-27
13	25-Mar-27	32	05-Aug-27	51	16-Dec-27
14	01-Apr-27	33	12-Aug-27	52	23-Dec-27
15	08-Apr-27	34	19-Aug-27		
16	15-Apr-27	35	26-Aug-27		
17	22-Apr-27	36	02-Sep-27		
18	29-Apr-27	37	09-Sep-27	49, 51 part closedown	
19	06-May-27	38	16-Sep-27	50: Full closedown	

Las Casitas Bar – What's on?



As well as good food, and you can download the menu here: <https://www.lascasitas.eu/owner/bar>, the Bar offers an excellent range of entertainment.

Tuesday

4pm Pub Quiz: Join us every Tuesday at 4 PM at Las Casitas Bar for our pub quiz hosted by Chris Ashley! Get ready for a fun-filled afternoon of trivia covering a good mix of topics including general knowledge, geography, sports, and more. Test your knowledge, enjoy great company, and win fantastic prizes!

9:30pm Live Music with Jon Gold: Join us every Tuesday at 9:30 PM for live music with Jon Gold! Immerse yourself in an eclectic mix of tunes spanning all your favourite decades, delivered by one man and his guitar. It's the perfect midweek pick-me-up!

Wednesday

4pm Live Music with Caz: Join us for a midweek treat every Wednesday at 4 PM, where Caz Davies will serenade you with blues and jazzy tunes for the first hour. Then, get ready to be part of the show as Caz takes your favourite song requests for the next hour! It's the perfect way to unwind and enjoy some live music in the heart of the week.

Friday

9:30pm Karaoke: Get ready to unleash your inner rockstar every Friday at 9:30 PM at Las Casitas Bar with karaoke hosted by Richard and Kate! Whether you're a seasoned performer or just love belting out your favourite tunes, join us for a night of musical fun and unforgettable moments.

Saturday

9:30pm Live Music with Dex: Rock your Saturday nights with live music from Dex! Join us at 9:30 PM for a soulful journey through rock and soul classics!

Sunday

9:30pm Live Music with Simon: Cap off your weekend in style every Sunday at 9:30 PM with Simon – everybody's favourite! Join us for a relaxing evening filled with tunes from across the decades and all your favourite hits.

Help and Advice for Owners

I was elected Owners Rep in 2014, and President in 2016, so in the last 10 years I have acquired considerable knowledge of all things Casitas and WimPen.

Equally, Pam Ames, who was elected Owner's rep in 2016, has considerable knowledge and experience.

Please don't rely on information you may have heard from others, contact one of us with your questions and queries and you will receive a prompt and honest reply. You will find our contact information here: <https://www.lascasitas.eu/owner/contacts>

Many thanks for your support, I hope you always enjoy your holidays at Las Casitas.

With Best Wishes

A handwritten signature in black ink that reads 'Roger Barrow'.

Roger Barrow, President, Las Casitas Community of Owners.

roger@lascasitas.eu | 0796 222 4554