



Las Casitas

Issue 10 | July 2023

from the President and Owners' Representative **NEWS BULLETIN**



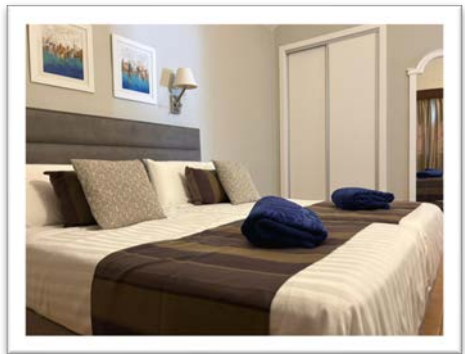
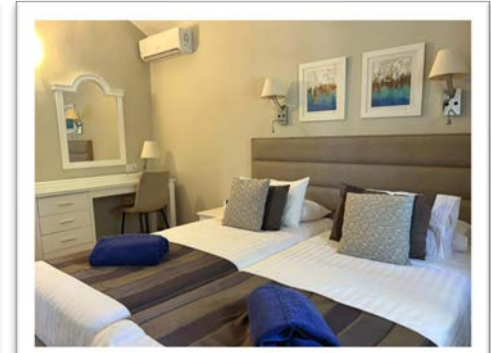
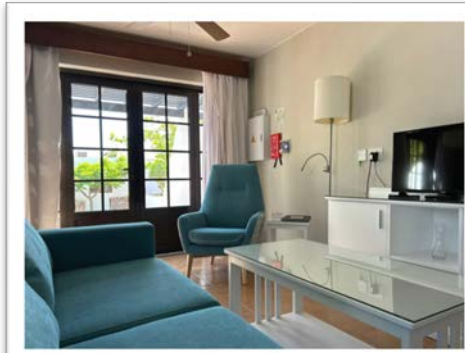
Show Villas are now ready!

Villas 18. And 19 have now been refurbished and owners staying at Las Casitas are welcome to view.

They have been renewed to a high standard with a brand-new kitchen, including washing machine, updated furniture, new wardrobes, and new doors. New pictures too.

The plan is to refurbish all villas to a similar standard, but this will depend on owners' approval at the AGM. Full details and costs will be published with the agenda together with a proposed programme for renewal. This proposal originates from the positive response received to the renewal of the studios.

Here are just a few photos, a full set of photos is published in the 'show villa' folder in the Members' area of the website. We are sure you will agree it is a massive improvement.



OTHER NEWS

Las Casitas Bar

Owners may have heard the news that Paul has left, and we are sure you will all join us in thanking him for his contribution to the success of the bar and wish him the best for the future.

Craig will now continue under contract as the sole franchisee, supported by Julie who has returned from her travels and Caz. The bar will continue as before with a similar menu, which is always well received. You can see the menu by scanning this QR code. The homemade rhubarb crumble is proving a great favourite.



There is the usual range of entertainments. Caz, who works the bar in the evening has joined the entertainment line-up singing on a Wednesday afternoon. Craig is looking to introduce one more daytime entertainment.

We are often asked why non-residents can use the bar. It is a legal obligation that bars such as ours should be open to the public, however non-residents cannot use the pool or resort facilities.

Inflationary pressures have forced the bar to increase the price of welcome packs. An order form can be found in the Documents section of the Members' area, or on request from reception. Casitas@wimpen.com.

Food Pack A €25	Food Pack B €40
1,5 litre Water	
Milk (pick one)	
_____ Full	
_____ Skim	
Orange Juice	
Bread (pick one)	
_____ White	
_____ Brown	
6 Eggs	
Tea Bags - Small box	
Coffee - Small Nescafe Jar	
Sugar - 12 packets	
Butter - 250gr	
Jam - Small Jar	
Salt - 8 packets	
Oil - 2 - 20ml bottle	
	Food Pack A (Please select your options in Food pack A)
	Bottle of Red Wine
	6 Beers
	Cereal - Corn Flakes
	English Sausages - pack of 6
	English Bacon - pack of 6
	Fresh Fruit - 4 pieces



Sunday Lunch at Las Casitas

Please support the bar, which is an essential part of the social life at Las Casitas.

Owner Rentals

WimPen had hoped to launch their rental website by now, but unfortunately, they have encountered a host of technical problem, so to arrange a rental you should still contact reservations@wimpen.com, or reservations2@wimpen.com. Rental quotes are based on the current commercial market rate, less a 20% discount for owners, so make sure you inform them you are an owner.

You will be offered two quotes:

Flexible Rate – This rate will have the 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.

Rentals during Close-down

In the last couple of years, we agreed that WimPen can make some villas available for rental during close-down, and as I explained in my last news bulletin, this has provided a useful boost to our income.

Close-down or partial close-down this year is 30th November to 14th December. Rentals can be arranged in the usual way through the reservations team, and for owners, the usual discount will be available. Bar opening times during those weeks will be confirmed.

AGM 2023

The AGM will be on **Sunday 10th December, first call 9.30am**. 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.

The AGM will be held at a new venue, the [Birmingham Strathallan Hotel, BW Signature Collection](#). 225 Hagley Road, Birmingham, B16 9RY. The hotel is on the outskirts of Birmingham 12 minutes' drive away. It has parking for 150 cars. The nearest train station is 7 min by taxi – 25 min on foot. If you want a room, please book early to avoid disappointment. December is a busy time.

Our Visits

I was able to visit Las Casitas for a few days in March, when I was able to meet with Valentina and review things at the resort. I was impressed with the gardens and the general state of the resort. There are many new plants, which were planted following a bug infestation which will take a little time to develop.

The perimeter bougainvillea are growing and the new privacy screens seem to have helped improve perimeter privacy.

I also travelled to Tenerife to meet with WimPen so I could follow up some of the communications I have received from Owners. Pam was unwell and unable to make her usual June visit, but she is well on the road to recovery.

Occasionally we receive emails from owners following their return home telling us about missing items from the inventory and minor maintenance items. To be honest, this is not helpful, it is always best to report these issues to reception while you are there, I know the team will always aim to put matters right at the time. However, we are always happy to look at issues you have that reception cannot resolve when we are there, and we are both also in regular contact with WimPen.

With Best Wishes




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Pam Ames, Owners' Representative.
pamames@btinternet.com | 01689 838786

USEFUL CONTACTS

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Resort Manager and Sales

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Rental Enquiries

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

Customer Service: Including payments, lost passwords, letting service. Judith Hague
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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