



From the President NEWS BULLETIN

March 2023



Refurbishment to Continue.

The last round of refurbishments was well received.

Plans are in hand to carry out the next phase of refurbishments in closedown in May and will also revisit some of the earlier refurbishments to address some of the suggestions made by owners.

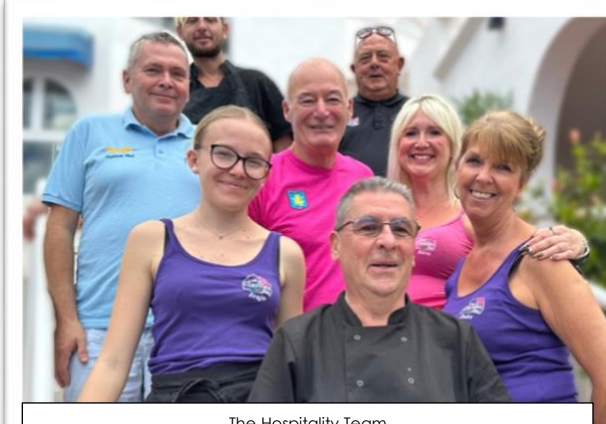
Although the bar and restaurant was refurbished a few years ago, no work was done on the restaurant kitchen due to resistance from the club committee. This year however, the kitchen will be totally refurbished making it easier for the chef to continue preparing a great menu.

The work will take place during closedown weeks in May.

Bar Claveles

The bar and restaurant are proving very popular with new menus, specials and much improved entertainment. Sundays are especially busy and it is vital to book on busy days.

I met with Stacey to agree a renewal of her contract, schedule of opening hours, entertainments and we agreed that opening hours will be advertised on the notice board:



The Hospitality Team
left to right: Phil, Scott, Freja, Pete, Gareth, Kelvin, Stacey, Debs.
Unfortunately Bill, Lillian, Michelle, Peter (new bar man) were not available when this photo was taken



Timeshare Programme 2023 to 2026

2024 is a Leap Year so 2026 will have 53 weeks, with 3 weeks of full closedown. Make sure you book your flight on the correct date. Last time this happened a few owners turned up a week early.

2023						2024					
WEEK	DATE	WEEK	DATE	WEEK	DATE	WEEK	DATE	WEEK	DATE	WEEK	DATE
				35	25-Aug-23					35	23-Aug-24
1	30-Dec-22	18	28-Apr-23	36	01-Sep-23	1	29-Dec-23	18	26-Apr-24	36	30-Aug-24
2	06-Jan-23	19	05-May-23	37	08-Sep-23	2	05-Jan-24	19	03-May-24	37	06-Sep-24
3	13-Jan-23	20	12-May-23	38	15-Sep-23	3	12-Jan-24	20	10-May-24	38	13-Sep-24
4	20-Jan-23	21	19-May-23	39	22-Sep-23	4	19-Jan-24	21	17-May-24	39	20-Sep-24
5	27-Jan-23	22	26-May-23	40	29-Sep-23	5	26-Jan-24	22	24-May-24	40	27-Sep-24
6	03-Feb-23	23	02-Jun-23	41	06-Oct-23	6	02-Feb-24	23	31-May-24	41	04-Oct-24
7	10-Feb-23	24	09-Jun-23	42	13-Oct-23	7	09-Feb-24	24	07-Jun-24	42	11-Oct-24
8	17-Feb-23	25	16-Jun-23	43	20-Oct-23	8	16-Feb-24	25	14-Jun-24	43	18-Oct-24
9	24-Feb-23	26	23-Jun-23	44	27-Oct-23	9	23-Feb-24	26	21-Jun-24	44	25-Oct-24
10	03-Mar-23	27	30-Jun-23	45	03-Nov-23	10	01-Mar-24	27	28-Jun-24	45	01-Nov-24
11	10-Mar-23	28	07-Jul-23	46	10-Nov-23	11	08-Mar-24	28	05-Jul-24	46	08-Nov-24
12	17-Mar-23	29	14-Jul-23	47	17-Nov-23	12	15-Mar-24	29	12-Jul-24	47	15-Nov-24
13	24-Mar-23	30	21-Jul-23	48	24-Nov-23	13	22-Mar-24	30	19-Jul-24	48	22-Nov-24
14	31-Mar-23	31	28-Jul-23	49	01-Dec-23	14	29-Mar-24	31	26-Jul-24	49	29-Nov-24
15	07-Apr-23	32	04-Aug-23	50	08-Dec-23	15	05-Apr-24	32	02-Aug-24	50	06-Dec-24
16	14-Apr-23	33	11-Aug-23	51	15-Dec-23	16	12-Apr-24	33	09-Aug-24	51	13-Dec-24
17	21-Apr-23	34	18-Aug-23	52	22-Dec-23	17	19-Apr-24	34	16-Aug-24	52	20-Dec-24
wk 18 and 19 closed for maintenance						wk 18 and 19 closed for maintenance					

2025						2026					
WEEK	DATE	WEEK	DATE	WEEK	DATE	WEEK	DATE	WEEK	DATE	WEEK	DATE
				35	22-Aug-25					35	28-Aug-26
1	27-Dec-24	18	25-Apr-25	36	29-Aug-25	1	26-Dec-25	18	01-May-26	36	04-Sep-26
2	03-Jan-25	19	02-May-25	37	05-Sep-25	2	02-Jan-26	19	08-May-26	37	11-Sep-26
3	10-Jan-25	20	09-May-25	38	12-Sep-25	3	09-Jan-26	20	15-May-26	38	18-Sep-26
4	17-Jan-25	21	16-May-25	39	19-Sep-25	4	16-Jan-26	21	22-May-26	39	25-Sep-26
5	24-Jan-25	22	23-May-25	40	26-Sep-25	5	23-Jan-26	22	29-May-26	40	02-Oct-26
6	31-Jan-25	23	30-May-25	41	03-Oct-25	6	30-Jan-26	23	05-Jun-26	41	09-Oct-26
7	07-Feb-25	24	06-Jun-25	42	10-Oct-25	7	06-Feb-26	24	12-Jun-26	42	16-Oct-26
8	14-Feb-25	25	13-Jun-25	43	17-Oct-25	8	13-Feb-26	25	19-Jun-26	43	23-Oct-26
9	21-Feb-25	26	20-Jun-25	44	24-Oct-25	9	20-Feb-26	26	26-Jun-26	44	30-Oct-26
10	28-Feb-25	27	27-Jun-25	45	31-Oct-25	10	27-Feb-26	27	03-Jul-26	45	06-Nov-26
11	07-Mar-25	28	04-Jul-25	46	07-Nov-25	11	06-Mar-26	28	10-Jul-26	46	13-Nov-26
12	14-Mar-25	29	11-Jul-25	47	14-Nov-25	12	13-Mar-26	29	17-Jul-26	47	20-Nov-26
13	21-Mar-25	30	18-Jul-25	48	21-Nov-25	13	20-Mar-26	30	24-Jul-26	48	27-Nov-26
14	28-Mar-25	31	25-Jul-25	49	28-Nov-25	14	27-Mar-26	31	31-Jul-26	49	04-Dec-26
15	04-Apr-25	32	01-Aug-25	50	05-Dec-25	15	03-Apr-26	32	07-Aug-26	50	11-Dec-26
16	11-Apr-25	33	08-Aug-25	51	12-Dec-25	16	10-Apr-26	33	14-Aug-26	51	18-Dec-26
17	18-Apr-25	34	15-Aug-25	52	19-Dec-25	17	17-Apr-26	34	21-Aug-26	52	25-Dec-26
wk 18 closed for maintenance				wk 19 closed for maintenance		wk 18 closed for maintenance		wk 53 Leap year closedown		wk 19 closed for maintenance	

Rentals

Rental income is vital to our financial health and enables refurbishments and upgrades to take place. Rentals have recently been running at record levels.

Owners' rental fees have remained unchanged for many years, and we are in a situation where owners' rental rates are less than maintenance fees and therefore making a significant loss. This is clearly an untenable position, and we really cannot have a situation where those who pay maintenance are subsidizing those who rent extra weeks.

We have received a number of complaints from owners who have learned that friends who are renting are paying less than they pay in maintenance. This situation is simply unsustainable, we need rents to be commercially viable.

Those of you who have recently sought quotes for rental will have noticed the price has increased. WimPen have now introduced a new regime for owner rentals and to ensure transparency, quotes are based on the commercial market rate, as quoted by Booking.com, less a 20% discount for owners.

Site Plan

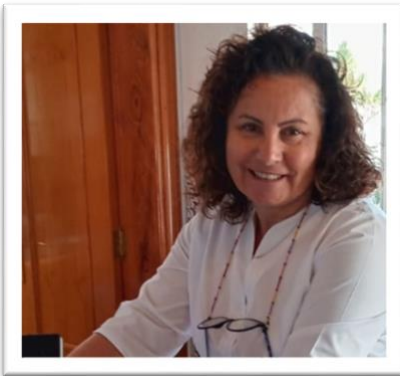
I am often asked for a copy of the site plan, which will be helpful if you are planning to rent or purchase. A list of weeks available for sale can be found on www.losclaveles.eu.



Farewell JJ

After 19 years with WimPen, at the end of April we say farewell to resort manager José Jimenez, fondly known as JJ.

He started working at WimPen 19 years ago with Ivan Pengelly and was appointed to Operation Director, prior to taking him up is role as resort manager at Los Claveles. A challenging job which he always faced with resilience and good humor.



I am sure you will join me in wishing him a long, happy and well-deserved retirement.

If you wish to send your good wishes to JJ, you can contact me, and I will forward your messages.



Welcome Digna

Many of you will know Digna, Head receptionist, who is to be appointed Resort Manager from the beginning of May.

Congratulations Digna, we wish every success in her new role.

Club Los Claveles v WimPen/DOA Dispute

We are aware that Mr Fletcher is launching a new court case in an attempt to cancel the DOA AGM of November 2022, when it was approved that paid up Club Owners would have the right to vote at DOA meetings.

If the club's case is successful, this would deprive all paid up Club owners of a vote on the Development Owners' Association, so the case will be vigorously defended.

Thank you.

I really appreciate the support many of you have given me, without which my job would be impossible. I hope you all have wonderful holidays this year. Please contact me with any questions. I hope to meet some of you at the AGM.

With best wishes

President, Los Claveles Development Owners' Association