



This was my first year as president and I want to thank those owners who have supported me during what has sometimes been a challenging year.

Thank you also for all the feedback I received following my last newsletter. While I know it was not welcomed by everyone, most of the feedback was positive and I have a responsibility to keep owners informed about the DOA and the resort so I will continue to bring you news.

It has been a busy year, improvements were made to the pool and some of the common areas last year, and WimPen have just completed a refurbishment of the restaurants and bars. 2020 is a leap year, so there will be a three week close down, more information inside this newsletter.

The unfortunate conflict between the club and WimPen continues, I sincerely hope that a peaceful reconciliation can be found in the year ahead.

My duty as President of the Development Owners' Association is to ensure our administrators, WimPen, maintain the financial viability and site improvements at Los Claveles, so you have a resort you can always enjoy.

Roger

NEWS

The Show Villa no 71

The Show Villa no 71 has now been refurbished and is ready for viewing on site when you visit the resort. Please leave your comments with reception or on www.losclaveles.eu. photos inside . . .

Restaurant and Bar Refurbishment

An ambitious programme of works took place during the close down period with a significant refurbishment of the restaurant, bar and pool bar. More information and photos inside.

Maintenance Fees 2019

Owners will be reassured to know that rumours being spread that WimPen plan a massive maintenance fees increase in future are completely untrue.

For the 4th year running, no increase in maintenance is approved for 2019, unlike other WimPen resorts which have agreed an inflationary increase of 2-3% each year.

Studio:	249 €
1 bedroom Villa:	300 €
2 bedroom Villa:	350 €

The Show House - Villa No 71

The manager's house has now been refurbished at WimPen's expense as a show house so owners can view the refurbishment WimPen has in mind for all the villas at some stage in the future, when a majority of owners are able to indicate their approval.

In the meantime, if you are staying at the resort you are invited to view and you can leave your comments and suggestions.

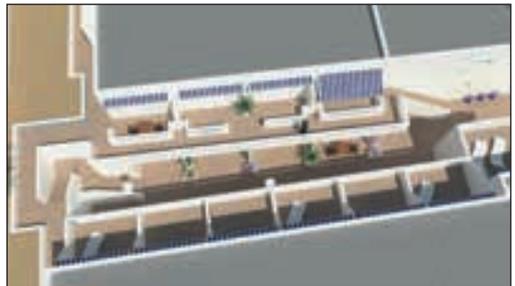


Proposal to Improve access to studios

Affects villas 90, 94, 98, 100, 102, 104, 106, 88, 92, & 96

Currently, these villas are accessed through a spiral staircase, which makes it difficult for people with reduced mobility or for those owners carrying heavy luggage. There is a risk of an accident. With this alteration, access will be made directly from the same level without the need of stairs.

This proposal was discussed at the AGM, however I postponed the decision until next year so that affected owners could have their say. Those of you affected, please let me or the resort manager know your views.



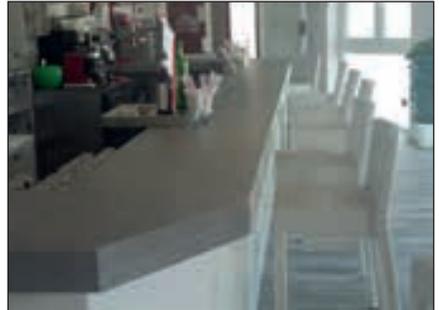
Major Closedown Works 2019

The bars and restaurant were at risk of failing to meet current food hygiene regulations and an upgrade was desperately needed to bring the facilities into the 21st century.

An ambitious plan to refurbish the restaurant and bars has been almost completed. The 2 rooms in the restaurant have been converted to one, the bar and entertainment areas has had the grill windows replaced and can now be opened up to the terrace. The pool bar has a new sun canopy and renewed table tops. The kitchen has been upgraded to meet current food hygiene standards.

Subject to demand, opening hours of the pool bar are being extended in the summer months. Toni is updating the menus. Please give Toni and the bar/restaurant your support.

Other works include a new floor for the play area and upgrading of kitchen and bar electrical equipment to meet current regulations. More photos can be viewed at www.losclaveles.eu.



Leap Year 2020

Please check when booking your flights

This is a 53 week year, so there will be a three week maintenance period, two weeks 18 and 19 as usual, one week No 53 when Los Claveles will also be closed.

Last time we had a leap year, some owners turned up on the wrong week, so please check your dates.

I hope this chart helps, please keep it for reference.

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

wk 18 closed for maintenance wk 53 Leap year closedown wk 19 closed for maintenance

DOA and Timeshare Owners' Annual General Meeting - 5 May 2019

APPROVED: the Administrator's 2018 Report

- WimPen reported on various improvements made to the pool, the children's pool and others around the common areas.

APPROVED: Report & Accounts 2018

- Owners and club members will be aware that the community account is currently combined for club, escritura and DOA and makes all payments for wages and expenses.

WITHDRAWN: Proposal for the construction of a walkway in order to improve access to the villas 90, 94, 98, 100, 102, 104, 106, 88, 92 & 96.

- See page 2 for more information. Owners' views will be sought and this proposal brought back next year.

APPROVED: Budget for 2019

- There will be no increase in maintenance fees.
- Owners and club members should have received my letter confirming that there is no final and enforceable judgment that bans Wimpen from invoicing and collecting the maintenance fees. To ensure the continued financial viability of Los Claveles and to ensure access to villas, owners and members should pay maintenance fees to the community.

Election of Owners' Representative of the Timeshare Community.

- Peter Mason elected unopposed as Escritura Owners' representative for 2019/20

Minutes will be sent to Escritura Owners and Trustees on behalf of the club in due course.

Keeping in touch

I want to make myself available to Owners. You can contact me by private email at rogerbarrow@losclaveles.eu.

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