

2015 Agenda and Letter from Board

January 1, 2015 @ 8:14 AM



**ASOCIACIÓN DE DUEÑOS LAS PALMAS A.C.
LAS PALMAS COMMUNITY ASSOCIATION**

HOA OWNERS MEETING

JANUARY 24, 2015

ASSEMBLY AGENDA:

Member Check in / Registration @ 10:00am

1. Call to order, Assignment of Scrutinizers – Validation of Legal Quorum
2. Introduction of board members, on site management team, administration, etc.
3. President's Opening Remarks
 - o Report on the "State of Las Palmas Resort "
 - o A review of 2014 HOA proposals.
 - o The direction for 2015.
4. Treasurers' Financial report for 2014
5. Report on the capital expenditures and capital projects in 2014 for owner review and approval.

6. Manager's onsite operational report to include an update & summary of Las Palmas outlets: The Med, La Salsa, Variety Store, Spa/Massage, Jewelry and Souvenirs Stores and, UNO MAS, the clubhouse bar and multi-purpose function area for special events.
7. Presentation and voting on 2015 HOA proposals:
 1. Proposal to provide an HOA permanent, full-time quality and standards control position to focus on improving HOA services in order to meet minimum standards as directed by the HOA and owners via owners survey. The total cost is estimated to be \$35,000.00. The cost of \$20,000.00 for the labor annually and another \$15,000.00 for increased services to improve the minimum quality and standards, i.e. increased lighting in common areas of buildings, increased garbage services, cost of any materials.
 2. Proposal to increase the use of cement and pavers to replace some areas of currently existing lava rock for improved resort appearance and improved sidewalk access and functionality for owners and guests. The estimated budgeted cost for 2015 is \$15,000.00
 3. Proposal to change the current "Private for Profit" rental system to an HOA owned "Non for Profit "rental system. Allows more owner control and input over the rental services provided to guests and to re-invest rental revenues back into Las Palmas in a wide range of forms that would not be possible if we continued with the current private for profit system. See information on website www.laspalmshoa.com and letter from the Board of Directors.
8. Board Member election and voting procedures.
 - o 3 year Term Board Member (Bruce Turner – HOA Vice President)
9. Final call for nominations and brief statement by nominees.
10. Election/ voting for 3 year member.
11. Presentation of the 2015 Operation Budgets.
12. Member voting on the 2015 Operation Budget.
13. Questions & Answers
14. Closing of the owners' assembly. Meeting adjourned.

Note: Owners Appreciation Fiesta with dinner and drinks starts @ 5:30pm Saturday January 24, 2015 second level of new expanded owner's clubhouse multi-purpose / UNO MAS bar and lounge. Catering by The Med Restaurant.

Dear Fellow Las Palmas Owners,

A general assembly meeting for all Las Palmas owners is to be held at 10am Saturday, January 24, 2015, pursuant to Article 28 from the law to hold an annual meeting. The purpose of the meeting is to conduct and carry on the business of the Las Palmas Homeowners Association to include HOA business, the owner ratification of all current HOA business, voting on 2015 proposals, the election of a three year term for a Board member and owner ratification voting on the 2015 budget.

Until such time, the operation of Las Palmas will continue with the existing Board Members and the same HOA fees as approved in the 2014 budget. The Board will be proposing two budgets for 2015. The first budget will be similar the 2014 budget and will have "**NO INCREASE**". The second budget will include the estimated cost for additional HOA services representing an increase of quality standards as per the owner's survey results and direction.

This second budget proposed will have an **INCREASE** that may include additional costs of up to \$50,000.00 based on the owners vote on proposals. The first quarter common fees due January 1, 2014 will stay the same pending owner's approval of proposals for 2015. Based on the proposal outcome, the 2015 budget may be adjusted accordingly and the owners HOA fees may also be adjusted to reflect the new approved 2015 budget in the second quarter.

In 2014 owners communicated great satisfaction in the HOA performance and abilities to provide Las Palmas with proposals that included successful projects and added amenities to bring our resort front and center. The additional direction from owners was for Las Palmas HOA to also focus more on improving the existing quality control and minimum standards to support these great projects and amenities. From this, the Standards and Improvements Committee was formed, and the Standards and Improvement Owners Survey was created with 80% owner response and feedback.

It is the results of this owners survey that the HOA Board of Directors has utilized to create the 2015 proposals for owners voting and ratification. The details of the survey results and the proposals stemming from it have been communicated to all owners in a letter, on the HOA website, and in our fourth annual Las Palmas newsletter which is expected to be sent out to all owners in early January 2015. As always, all information the HOA can communicate to the owners will also be posted on our website as it becomes available.

The Board wants to remind all owners that it is everyone's responsibility to participate in these meetings either in person or by proxy. The owners meetings are a very important part of the HOA process. During these meetings, information is provided to owners and owners have an opportunity to actively participate in the direction and decision making process on plans and proposals presented. Please make every effort to attend or to send in your proxies to the attached address if you are unable to attend this meeting. The Spanish version of the proxy **must** be filled out to be valid. If you misplace your proxy you can go online to www.laspalmashoa.com and print one.

The HOA website has directions on how to fill out the proxy. Should you choose to vote by proxy, please forward your proxy to someone that you know and can vote on your behalf. If you do not know anyone, you can choose to send your proxy to our Administrator, where you send your payments for quarterly dues, or to the HOA Board, to the attention of Lynda Saveski with your directions. They may be faxed, scanned email, or snail mailed to us.

The Board of Directors is grateful to all owners that have assisted the HOA and given their personal time to be a part of the process. We want to thank the owners that volunteered their time and effort to participate in the Standards and Improvements Committee, and all of those owners that participated in the owners Survey.

In consideration for all the owners support, the HOA will continue to host the "Owners Appreciation Fiesta" celebration scheduled for 5:30pm Saturday January 24, 2015. The festivities will include all food and drink. It will be catered by the Las Palmas Med restaurant. Please e-mail our Administrator Lynda

Saveski your attendance if possible, noting the number of people in your party so we can plan. Because of the great response in the past we are in a position to limit this function to owners and their representatives.

Also for those interested in participating in the 3rd annual Las Palmas Owners Golf Tournament that same weekend, please go on- line to our website or contact our Vice President Bruce Turner for details.

Your Las Palmas HOA Board of Directors

Jaana Ponzio

Bruce Turner

Dan Dimovski

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2015 Proxy

January 4, 2015 @ 9:39 AM

Click on the links below for the proxys for the 2015 General Assembly Meeting to be held on January



24th at 10:00 am.

Please also review the instructions and remember that both the ENGLISH AND SPANISH versions must be completed for the proxy to be valid.

Also make sure you complete the correct proxy for INDIVIDUAL OWNER OR FOR LLC.

[2015 Proxy for INDIVIDUAL](#)

[2015 Proxy for LLC](#)

[INSTRUCTIONS ON HOW TO COMPLETE YOUR PROXY.](#)

This year we are voting on:

1. Proposal to provide an HOA permanent, full-time quality and standards control position at an annual cost of \$20,000 for labor and \$15,000 increase in service expenses (utilities etc.)
2. Proposal to increase the use of cement and pavers to replace some areas of currently existing lava rock for improved resort appearance. Cost of \$15,000.
3. Proposal to change the current "Private for Profit" rental system to an HOA owned "Non for Profit" rental system. Allows more owner control and input over the rental services provided to guests and to re-invest rental revenues back into Las Palmas in a wide range of forms that would not be possible if we continued with the current private for profit system.
4. Vote for Board Member Vice President.
 - 3 year Term Board Member (Bruce Turner – HOA Vice President)

Details on these proposals can be found in previous posts to this website. A final call for nominees for Vice President will be made prior to the vote.

Please give your proxy to the person you want to represent you so that they may present it at the meeting in your absence.

Your proxy representative may be your building rep or you may give instructions on how you want to vote to our US Administrator, Lynda Saveski, by scanning it and emailing or fax, prior to January 24th, 2015.

Lynda Saveski - Administrator
929 N Val Vista Dr, Suite C-109, Box 164
Gilbert, AZ 85234
(480) 659-0861 (Call ahead to fax)

lynda-laspalmas@cox.net

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Important Update on Info Sessions

January 12, 2015 @ 7:44 AM



ATTEND IN-PERSON OR VIA LIVE CONFERENCE CALL*

In order to provide Owners more information regarding the important upcoming vote, please join us for one of the following Info Sessions:

Saturday, January 17th:

Session 1: 3:00 p.m. through 4:45 p.m.

Session 2: 5:00 p.m. through 6:45 p.m.

Sunday, January 18th:

Session 3: Noon through 1:45 p.m.

Session 4: 2:00 p.m. through 3:45 p.m.

***Sessions will be held at US Airways Center in the “Van Arsdale Conference Room”.**

Free parking is available in the US Airways Center Garage. Enter the Garage on the east side of 1st street just south of Jefferson.

***Enter the building from inside the Garage on the 1st Floor through the “Guest Relations” entrance. You will be directed to the conference room from there.**

***CONFERENCE CALL DIAL-IN NUMBER: (712)-775-7031**

You will be asked to enter this Meeting ID: 731-383-405

There will also be 4 additional Info Sessions at the Las Palmas Clubhouse on January 22nd and 23rd as follows:

Thursday, January 22nd:

10:00 a.m. through Noon

5:00 p.m. through 7:00 p.m.

Friday, January 23rd:

5:00 p.m. through 7:00 p.m.

2015 Newsletter Is Here

January 12, 2015 @ 11:55 PM



IMPORTANT MEETING INFORMATION

Dear Fellow Las Palmas Owners,

Our Las Palmas community has come a long way in the past few years. Today it is now known as one of the best managed associations on Sandy Beach with some of the best amenities and lowest Owner fees.

Additionally, in the last couple of years, Las Palmas has also experienced some of the highest rental guest occupancy for those Owners participating in the rental pools.

The message from meetings involving the Owners who have shared experiences from the past, along with those Owners who have recently joined our community, has been consistent. Continue to grow, develop, improve, and be the best we can be.

The Las Palmas Owner assembly meeting participation has some of the highest turn out rates for an HOA. When the majority of Ownership comes together to make decisions and provide direction based upon what is best for the community as a whole, those participating see first-hand what can be accomplished as a result of the collective power of the Owners.

Our community must always make decisions in the best interest of our Owners. In order to continue to be successful, regardless of our past accomplishments, we must always find new ways to grow, develop, improve, and evolve in a consistent manner with the Owners' best interest in mind. Sometimes this means change, something not new to Las Palmas.

Changes can only be made if the Owners control their destiny. The message from the Las Palmas Owners in the last assembly meeting was to continue to improve on our existing accomplishments of projects and added amenities, and focus on quality controls and improve the current standards for a better overall Las Palmas Resort experience. With this message, the board created a



volunteer Standards & Improvement Committee in July of 2014 consisting of representatives from each area of Las Palmas.

This Committee was asked to review the performance of the Las Palmas HOA services, and also the services of the onsite rental companies, pertaining to the Owners, both renters and non-renters.

The initial review identified areas of concern for both the HOA and the rental companies' services. The concerns were serious in nature and merited a deeper review incorporating more Owner participation. The board hired an HOA management consulting company with prior experience at Las Palmas, and with similar resort style associations with on-site rental companies.

A 31-page report (which can be found at www.laspalmshoa.com) was submitted to the Board containing the results of the Survey for each area of Las Palmas. A summary of the results of the Survey and the Committee's recommendations to the Board are on the inside pages of this newsletter.

HOA Resort Responsibilities/ Overall Condition and Maintenance Findings

The Owners had various complaints, concerns, and requests regarding the current condition and general maintenance of the Resort. Some areas of concern are cosmetic in nature, while others are potentially more problematic.

Based on this information the Committee's list of "Action Items" was broken down into two categories: 1) Immediate Necessary

Action Items; and 2) Additional Action Items.

Conclusion

The board has reviewed the Committee's recommendations and has invested a substantial amount of time, effort and resources to determine the merit and feasibility of the Committee's findings and recommendations.

The Las Palmas HOA Board of Directors has scheduled the General Assembly meeting for 10:00 a.m. on Saturday, January 24, 2015. The Board wants to remind all Owners it is everyone's responsibility to participate in these meetings either in person or by proxy.

It is always important to have the participation of all Owners. Please make every effort to attend, or to send in your proxies to the attached address if you are unable to attend this meeting. The Spanish version of the proxy **must** be filled out to be valid. If you misplace your proxy you can print one from the documents page of our website. The HOA website offers direction on how to fill out the proxy.

Should you not be able to attend, please forward your proxy to someone you know who can vote on your behalf. If you do not wish to choose another owner, please choose our Administrator, and designate Lynda Saveski as your proxy with your directions, or to any member of the Board.

The Proxies and your voting wishes may be faxed, scanned, emailed, or snail mailed to her at 929 N Val Vista Dr, Ste C-109, Box 164, Gilbert, AZ 85234 or call ahead to fax to (480) 659-0861. email: lynda-laspalmas@cox.net

Your Las Palmas HOA Board of Directors.

Jaana Ponzio
Bruce Turner
Dan Dimovski

The 2015 Newsletter, *Inside Las Palmas*, is attached with a link below for your reading pleasure. This issue is probably the most important newsletter we have published, as it brings Las Palmas in a new direction of standardization and quality control.

With your vote on January 24th, Las Palmas can provide a dedicated HOA quality control position and also have more control, accountability, and input over an HOA owned rental company, to provide guests with a true resort like experience.

Inside Las Palmas was also mailed to your homes, so look for the printed copy in your mailbox sometime this week, or print the web version now.

2015 Inside Las Palmas

Proxy Info - Info Session Reminder

January 22, 2015 @ 2:45 AM

It has been brought to our attention that there may be some confusion and misunderstanding regarding the proxy process and that unofficial proxies are being circulated. It is important that you have the official Las Palmas proxy and that you understand the proxy process.

[2015 Proxy for INDIVIDUAL](#)

[2015 Proxy for LLC](#)

[INSTRUCTIONS ON HOW TO COMPLETE YOUR PROXY.](#)

As an owner there are 2 ways for you to vote: in person, and by proxy. If for whatever reason you cannot attend the meeting in person you have the right to send in your proxy. Should you choose to send it in, it is important that you attach directions on how you wish your vote to be cast on each of the ballot items. The HOA has the obligation to vote based on the direction of your wishes.

1. Fill out the proxy properly as per the instructions shown on the website (links above) and give it to the representative of your choice that will vote on your behalf.
2. Should you not have a legal representative or you're not sure your representative will vote in the direction you choose, you can send your proxy to the HOA Administrator with your direction as to how you would like to vote to:

Lynda Saveski - Administrator

Fax: (866) 652-0214

lynda-laspalmas@cox.net

To expedite the proxy delivery, the HOA is accepting proxies by: 1) scanned attached and e-mailed; 2) photo taken by smartphone and e-mailed; 3) faxed to [\(866\) 652-0214](tel:8666520214).

The Board would like to take this opportunity to thank all the Owners who participated in the four Info Sessions this past weekend, and remind you that we will be having three additional Info Sessions at the Las Palmas clubhouse as follows:

Thursday, January 22nd:

Session # 5: 10:00 a.m. through Noon
Session #6: 5:00 p.m. through 7:00 p.m.

Friday, January 23rd:

Session #7 5:00 p.m. through 7:00 p.m.

Voting Results

January 25, 2015 © 10:49 AM



Voting Results

The 2015 HOA Assembly meeting is on the books and the voting results are in. We are pleased to announce that this year we had a record turnout of 77.72% (weighted count) of the owners represented, either in person or by proxy. The weighted count is a formula based on the size of your unit, so for example a villa has more voting power than a one bedroom condo. All the proposals on the agenda were approved as follows:

Weighted Voting Results

Proposal	Total	Yes	No
#1 HOA common area additional service	77.72%	51.04%	26.68%
#2 Replace selected areas of lava rock with cement pavers	77.72%	49.60%	28.07%
#3 Change current private rental system to HOA owned rental system	77.72%	45.85%	31.87%
Approve 2015 budget	77.72%	55.32%	22.40%

Board member Bruce Turner ran unopposed with 52.46% approval vs 25.26% who did not write in a candidate.

The minutes of the meeting will be posted soon as they are transcribed.





Notice from Board regarding ON-SITE Rental Operations

February 12, 2015 @ 4:24 PM



LAS PALMAS HOMEOWNERS ASSOCIATION

ASOCIACION DE DUEÑOS LAS PALMAS A.C.

February 12, 2015

As per the Owners Assembly meeting dated January 24, 2015, the Las Palmas Owners voted to change the existing private on-site rental system to an HOA owned rental system that prohibits private rental companies to operate an on-site rental business. This being the owners' decision and directive the Board's role will be to implement and enforce this legal and systemic change effective May 1, 2015.

Only the HOA owned Rental Company through its operator may provide on-site operations. Invitations were sent by the HOA to Dolphin Beach Rentals and Castaways to submit a proposal in order to participate in the new HOA owned Rental Company.

The rules for the new HOA owned Rental Company are as follows: private rental companies can no longer provide rental services such as check-in, maid/housekeeping and maintenance services to Las Palmas guests. All of these rental functions and services must operate by and through the HOA owned rental company.

However, if Dolphin Beach Rentals and Castaways choose to, they will still have the opportunity to provide bookings and reservations through the HOA owned Rental Company in the same capacity as a travel agency, by entering into an agreement with the HOA owned Rental Company. Through this agreement, they will receive a negotiated percentage of such reservations.

The owners' directive, through the approved vote at the Owners' Assembly meeting, provides for the following requirements for owner who choose to have their units in the rental pool. The owners must register with the HOA owned Rental Company, in order for the following services to be provided to their rental guests:

1. Only the HOA owned Rental Company will have keys to units in the rental pool. The HOA owned Rental Company will be solely responsible for the security of the unit.

2. All rental guests must check in at the Las Palmas on-site HOA owned Front Desk and Reception Area regardless of which company(s) or booking agent(s) made the reservations.
3. The HOA owned Rental Company allows owners to use other booking/reservations agents such as Dolphin and Castaway as long as these booking/reservations agents register with the HOA owned Rental Company and agree to the terms and conditions set forth.
4. All units in the rental pool must utilize the HOA owned rental company's maid/housekeeping services.
5. All units in the rental pool must utilize the HOA owned Rental Company for routine rental maintenance services.

Note: The HOA owned rental company, Las Palmas Reservations LLC, is using Resort Pro, the same reservation program as Dolphin and Castaway. This will allow for an easy transition by the owner and the private rental companies for reservations effective May 1, 2015.

The above rules are set in place in order to provide the owners of Las Palmas the discounted rental service fees as set forth in the owner approved rental company proposed benefits.

All of the above requirements must be adhered to in order for Las Palmas to provide the quality, consistency, and uniform services per the owners' vote, and any other operating scenario directly conflicts with the owners' vote to provide a higher quality and consistent rental services to Las Palmas' rental guests.

Owners who wish to support the private rental companies may continue to use these private companies for bookings/reservations only, so long as the private rental companies enter into the agreement with the HOA owned Rental Company described above. Additionally, Owners may refer their own bookings/ reservations to the HOA owned Rental Company and will receive the preferred fifteen percent (15%) commission.

Las Palmas HOA Board of Directors

Jaana Ponzio – Bruce Turner – Dan Dimovski

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kurk moody

I can not log into the secure site for direct deposit. Can you please send me the info one more time.

September 23, 2015 @ 9:42 AM

[Reply](#)

Registration and Info Sessions

February 28, 2015 @ 4:24 PM



REGISTRATION MEETINGS AND INFO SESSIONS!

The Board would like to invite all Owners to participate in the following Registration Meetings and Info Sessions to allow all owners to register with your new HOA owned Rental Company. We will also provide you with information regarding the transition, and discuss what the Owners would like to see from your new rental company. Please join us for following Info Sessions in Phoenix:

Wednesday, March 4th:

Condos: 5:00 p.m. through 6:15 p.m.

Villas: 6:15 p.m. through 7:30 p.m.

***Condo Owners are welcome to stay for the Villa session also.**

***Sessions will be held at US Airways Center in the “Van Arsdale Conference Room” on the 2nd Floor. Access to the conference room will be available at the elevator to the right of Carl’s Jr.**

***Free parking is available in the US Airways Center Garage. Enter the Garage on the east side of 1st street just south of Jefferson and tell the Parking Attendant you are attending the Las Palmas HOA meeting.**

***Enter the building from inside the Garage on the 1st Floor through the “Guest Relations” entrance.**

***CONFERENCE CALL DIAL-IN NUMBER: (712)-775-7031**

You will be asked to enter this Meeting ID: 731-383-405

At Las Palmas: An additional Info Session for all Owners will held at The Las Palmas Clubhouse on Saturday, February 28th from 4:00 to 5:15 p.m.

[Click here for printable version](#)

Building Reps Needed

March 3, 2015 @ 1:04 PM



Building Representatives spots for the Baja Building and the Villas are currently open. If you are an owner in the Baja Building or of a Villa and would like to be a representative, please send us an email at hoaboard@laspalmashoa.com. Help us help you...your support and involvement makes us better!

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Desm

We are all interested in building best reps site reviews. The concepts are made with [papersowl](#) [writers](#) feedback and website concepts. So, I am trying to have their best club house stories.

October 24, 2019 @ 12:17 AM

[Reply](#)



asdf

New Dues

March 10, 2015 @ 6:56 PM



Well its that time again...Your corrected statement has been emailed, or snail mailed if you haven't already received it.

Please remember that your quarterly HOA fees payment is due the first of every Quarter. Please plan to mail or pay your dues so that we receive your payment by April 1, 2015.

Please note that the new Quarterly dues rates were voted on at the last HOA membership meeting as follows:

Quarterly Dues Table	
1 bedroom	\$546
2 bedroom	\$660
3 bedroom	\$1,203
Bonita 702	\$1,089
Villas	\$1,839

Please advise your bill paying service of the new rates.

If you are depositing directly to CHASE, please make sure your name and unit number are on the deposit slip, so Lynda may properly credit your account.

Dues are delinquent as of the 16th and a \$25.00 late fee will be applied automatically to the account. Past Due accounts in excess of 30 days will be sent to collections, per the Board.

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sadashiv jiil

Thanks to inform us about correction. When you got frustrate with yourself and want to motivate yourself you should watch [30 second motivational video](#) to obviate frustration.

September 24, 2019 @ 10:45 PM

[Reply](#)



Ross

I have corrected the table guys. \$546 is correct.

March 16, 2015 @ 6:59 AM

[Reply](#)



Medhat Latif

We received the bill showing quarterly dues\$546 also and in this email is \$545 , which is correct?

March 16, 2015 @ 5:50 AM

[Reply](#)



ROSS (Reply to: Medhat Latif)

My bad, typo. \$546 is correct

March 16, 2015 @ 6:57 AM

[Reply](#)



ronald studeny

Received my bills on email. My 1 bedroom is still at \$492 and my 2 bedroom still at \$597, same as before. Is this what I should pay?

March 11, 2015 @ 11:37 AM

[Reply](#)



David Sardella

Received our bill and the Quarterly dues (1 bedroom) was \$546. Above states \$545. Which is correct? I know it's only a dollar but times 2 that can buy me a cup of coffee. Thanks for checking this out.

March 11, 2015 @ 8:39 AM

[Reply](#)



ROSS (Reply to: David Sardella)

My bad, typo. \$546 is correct. I owe you a cup of coffee LOL

March 16, 2015 @ 6:55 AM

[Reply](#)

July 2015 Dues Reminder

June 25, 2015 @ 6:31 PM

Your quarterly dues statement is in the mail if you haven't already received it. For those of you who are in the rental pool, Facturas will be sent the first week of July, so



please have your bookkeeping service remit.

Remember that your quarterly HOA fees payment is due the first of every Quarter. Please plan to mail or pay your dues so that we receive your payment prior to July 1, 2015.

If you are depositing directly into our Chase Bank account, please remember to put your name and unit number on the deposit slip to insure your payment gets posted to the correct account.

Dues are delinquent as of the 16th and a \$25.00 late fee will be applied automatically to the account. Past Due accounts in excess of 30 days will be sent to collections, per the Board.

THANKS!

Security Access Policy

July 3, 2015 @ 5:19 PM

ACCESS POLICY FOR PERSONS

PROVIDING WORK OR SERVICES TO LAS PALMAS

Las Palmas Home Owners Association is a private gated resort community which only allows access to authorized personnel. Las Palmas is a resort association that operates an HOA rental system and does not authorize private rental companies to provide any type of on-site services.

If you own, operate, or work for a rental company, travel agent, or booking agency, please contact Las Palmas Reservations for information on how you may participate as an authorized reservation agent.

Las Palmas HOA Authorizes Access only as follows:

1. Persons or contractors hired directly by owners to do work for them and their units. (This does not include any third party person, employee, or company representatives in the rental, reservation, or booking business.) For security and control reasons, owners must provide the HOA with written approval naming the persons they are allowing to work on their unit.
2. HOA Owned Rental System persons/employees and pre-approved vendors or contractors providing services to Las Palmas Reservations LLC.
3. Las Palmas HOA persons/employees, and vendors or contractors providing services to Las Palmas HOA.

Note: Any unauthorized person, employee, contractor or vendor found working at Las Palmas will be subject to legal action and enforcement.

Las Palmas HOA Board of Directors

POLIZA DE ACCESO PARA LAS PERSONAS PRESTANDO TRABAJO O SERVICIOS A LAS PALMAS

La Asociación de Dueños las Palmas AC. (HOA) Es una comunidad y desarrollo turístico privado, Que sólo permite el acceso a personal autorizado. Las Palmas opera un sistema de rentas bajo de la Dirección de la HOA y no autoriza a las empresas de rentas privadas para proporcionar cualquier tipo de servicios en las instalaciones.

Si eres el propietario, operador o trabajador para una empresa de rentas, agente de viajes o reservaciones, póngase en contacto con Las Palmas Reservations para la información sobre cómo usted puede participar como agente de reservaciones autorizado.

Las Palmas HOA Autoriza Acceso sólo a las siguientes compañías y personas:

- 1) Personas, contratistas o proveedores contratadas directamente por un

propietario para hacer trabajo para ellos en sus unidades. (Esto no incluye personas, empleados o representantes de empresas de rentas o compañías de reservaciones.) Por razones de seguridad y de control los propietarios deben proporcionar a la HOA aprobación por escrito y nombrar las personas que están permitiendo trabajar en sus unidades.

2) HOA Dueño del Sistema de Rentas, Empleados y proveedores pre-aprobados que prestan servicios a Las Palmas Reservations.

3) Las Palmas HOA, Personas, Empleados, y proveedores que prestan servicios a Las Palmas HOA.

Nota: Cualquier persona No autorizada, empleado, proveedor contratado que se encuentre trabajando en Las Palmas estarán sujetos a acciones legales y cumplimiento de esta poliza.

Mesa Directa de las Palmas HOA

Maintenance Progress Report in Photos

July 28, 2015 @ 5:23 PM



Oswaldo, our on-site operations manager, has submitted a photo album of pictures of the on-going maintenance at Las Palmas for the first six months of the 2015 year. As you peruse the 25 pages of photos, you will see many improvements that have kept his crews extremely busy, managing to get several projects completed during our high rental season.

As you can see from the [photos](#), his crews have been working very hard at keeping our resort looking clean and sharp. Most notable is the gradual removal of the unsightly lava rock that has been replaced with aesthetically

pleasing landscape pavers in the parking areas.

Thanks Osvaldo for the dedication you and your employees have given Las Palmas! We will have more photo albums of new projects to commence as summer comes to a close.

[Click on this link to view the photo album](#)

Laundry Facility work begun

August 25, 2015 @ 11:23 PM

Just a quick note to let everyone know that the demolition of our old housekeeping

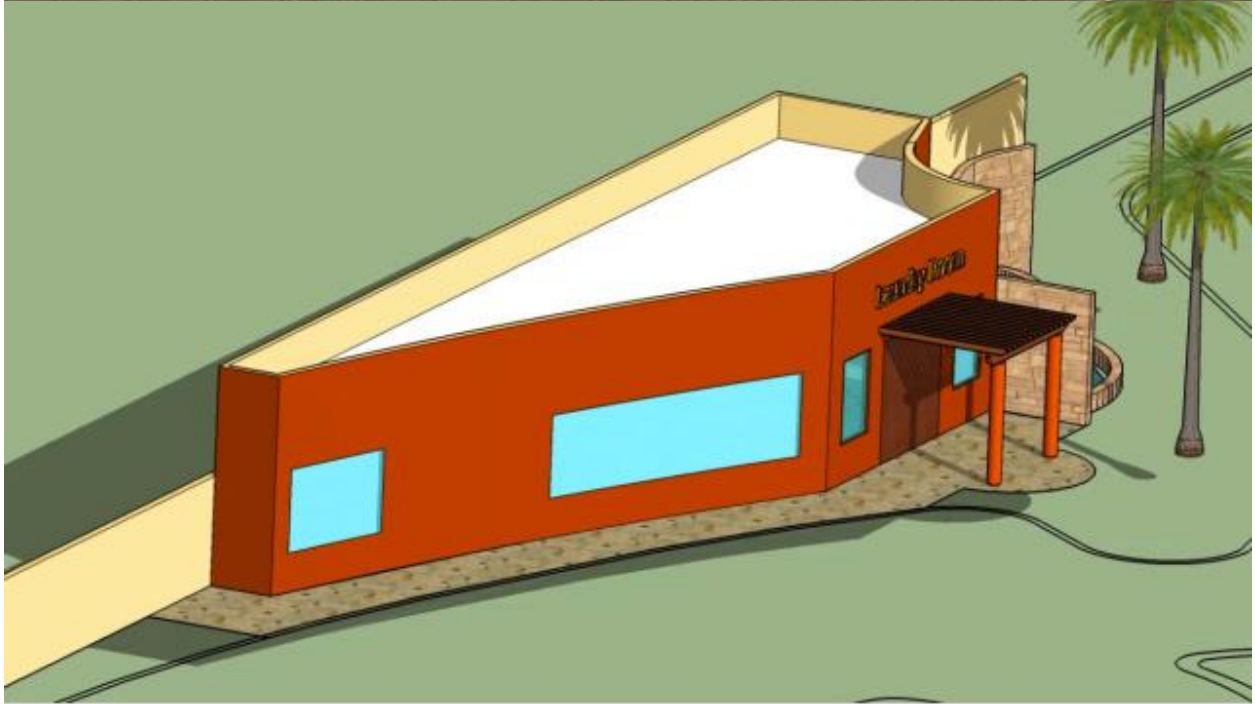


shed has begun. As promised at our last home owners meeting, we are making way for construction of our new laundry facility.

This facility will house commercial washers and dryers, cleaning equipment, and provide ample storage for linens, guest toiletries and other housekeeping supplies.

Construction is expected to take three months and another month or so for installation of the laundry equipment.

We think owners in the rental pool will be excited as we are that their personal washers and dryers will no longer receive wear and tear and also benefit with lower electric bills. Our guests will soon have properly cleaned and sanitized linens, and improve their rental experience with fresh linens.



[Add Comment](#)

Showing 2 Comments



marian anfuso cristina

such a great improvement. Just keep in mind that the mops, buckets etc. should not be in sight anywhere. (always so horrible looking in the ladies bathroom at the slide). Little by little all the problems will be resolved.

August 26, 2015 @ 1:26 PM

[Reply](#)



Sandee Bennett

Great. Thank you for ensuring this project will be completed by end of year.

Phone System

August 26, 2015 @ 11:01 PM

Our in house phone system is finally operational! You may now call other rooms, the front desk, security and others within our complex from the newly renovated telephone system.

The HOA has purchased over 80 additional phones to ensure that all units regardless if they are in the rental pool or not will have phones. A telephone system company has been hired to update the existing phone system and to ensure we have a resort class phone system set up at Las Palmas.







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Showing 3 Comments



Xohoel

The phone system is recently updated with some operational posts and essays. The blog has included [essayhave review](#) concepts for the content editors. They all wants your major essay editing posts an essay reviews.

May 23, 2019 @ 11:40 PM

[Reply](#)



tania kempton

I chalk this up to a HOA rental company.. more money going to the property, and not into some other companys pocket.. and making the owners uncomfortable. the rental company ROCKS!!

August 27, 2015 @ 5:21 PM

[Reply](#)



Janet Winkel

That is great so all units including our will be changed out to a new phone.

August 27, 2015 @ 9:22 AM

[Reply](#)

Laundry Facilitylty Update

September 18, 2015 @ 9:40 PM

New construction underway!



dd





Dues Reiminder 4th Quarter

September 28, 2015 @ 6:41 PM

Your quarterly dues statement is in the mail if you haven't already received it. For those of you who are in the rental pool, Facturas will be sent the first week of October,



so please have your bookkeeping service remit.

Remember that your quarterly HOA fees payment is due the first of every Quarter. Please plan to mail or pay your dues so that we receive your payment prior to October 1, 2015.

If you are depositing directly into our Chase Bank account, please remember to put your name and unit number are on the deposit slip to insure your payment gets posted the correct account.

Dues are delinquent as of the 16th and a \$25.00 late fee will be applied automatically to the account. **Past Due accounts in excess of 30 days will be sent to collections, and can result in the HOA starting the lien process on your property.**

THANKS!

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Showing 1 Comments



David Sardella

What exactly does this mean - "Facturas will be sent the first week of July, so please have your bookkeeping service remit." Have you been sending Facturas (for 1st Qtr, 2nd Qtr, 3rd Qtr and now 4th Qtr) to Mexicali Lidia Lemus? If so, we would appreciate a copy. Thank you.

Donations for Employee Christmas Party

November 14, 2015 @ 11:26 PM

The Las Palmas Employee Christmas party is going to be held in our clubhouse on



December 5th 2015.

The HOA Board and some concerned owners would like to make it a very special one for our dedicated employees. We are asking for each owner contribute \$10 - \$20 to a special Christmas fund to present and distribute to the employees at the party.

Our bookkeeper, Lynda Saveski will be taking donations at the HOA mailing address:

929 N Val Vista Dr, Suite C-109, Box 164
Gilbert, AZ 85234

You may also call Lynda at (480) 258-7082 and make a credit or debit card payment over the phone.

Or if you prefer, just make a deposit to our usual CHASE account #642064810 with "donation" noted on the deposit slip.

If you are in Peñasco, you may also give it to Osvaldo on-site.

We would like to make this a very special Christmas for our dedidcated staff, and coming from the owners would make it extra meaningful to them. Thanking you in advance for your support!

Please make your donation by December 1st.

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Showing 2 Comments



Matthew Lily

I am happy to find your distinguished way of writing the post. Now you make it easy for me to understand and implement the concept. Thank you for the post. [CBD oil](#)

February 2, 2020 @ 6:46 AM

[Reply](#)



nivedita

hi. Great post.you can download for whatsapp status at here,I have found on the internet. you can watch the latest status. just try this site free only visit and one click your download anniversary whatsapp status here.[whatsapp status video](#)

January 9, 2020 @ 3:26 AM

[Reply](#)

HOA Annual Meeting

November 16, 2015 @ 10:19 PM

mark your calendar!



Our annual Home Owners Association meeting will be held on Saturday, January 23rd, 2016.

We will be voting on our 2016 budget, report on completed and future projects, and voting for the Board member position of Secretary-Treasurer, so your attendance is important.

As usual, we will have our Saturday night Fiesta, with complimentary food and beverage. It's a perfect opportunity to meet and socialize with your fellow owners.

Also, plan to bring your golf clubs as we will also be holding our annual golf tournament the day before on Friday January 22!

If there is sufficient interest, on Sunday January 24th, we will offer a fishing trip to the first 15 people who would like to participate. We are limited by the size of the boat, and weather permitting we would like to plan this event.

Vice President Bruce Turner will be providing details on the golf tournament and fishing trip via our website or email as soon as he has them.

Keep an eye out for our annual update newsletter, *Inside Las Palmas*, prior to the Annual HOA Meeting. It will be arriving in your snail mail box at that time.

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Bryce John Adalynn

A very awesome blog post. We are really grateful for your blog post. You will find a lot of approaches after visiting your post. I was exactly searching for. Thanks for such post and please keep it up. Great work [CBD oil](#)

February 2, 2020 @ 7:05 AM

[Reply](#)



bilawalkareem00

I had to be clear and true about how I was sensing. They did drilling around how I feel, "Moore explains" I kind of iffy with you before the session. Where I was shocked (because) it hurt, and I said, 'Let's go hard today.' I got [phd thesis writing services](#) from her. After Communion, it's all gone. Time is up. "Your ankle doesn't let you work in your Union or your pro days, but that doesn't mean you stop working hard.

November 27, 2019 @ 9:14 AM

[Reply](#)



Irizwanali1

Good information posted here. [site](#)

Employee Christmas Donations

November 26, 2015 @ 3:20 AM



DEADLINE

EXTENDED!

We have extended the date for Christmas donations to Las Palmas HOA employees to December 20th.



The HOA Board and some concerned owners would like to make it a very special one for our dedicated employees. We are asking for each owner contribute \$10 - \$20 to a special Christmas fund to present and distribute to the employees at the party.

Our bookkeeper, Lynda Saveski will be taking donations at the HOA mailing address:

929 N Val Vista Dr, Suite C-109, Box 164
Gilbert, AZ 85234

You may also call Lynda at (480) 258-7082 and make a credit or debit card payment over the phone.

Or if you prefer, just make a deposit to our usual CHASE account #642064810 with "donation" noted on the deposit slip.

If you are in Peñasco, you may also give it to Osvaldo on-site.

We would like to make this a very special Christmas for our dedicated staff, and coming from the owners would make it extra meaningful to them. Thanking you in advance for your support!

Please make your donation by December 20th.

Work in Progress

December 3, 2015 @ 7:15 AM

Oswaldo and his crew have been busy with our construction projects. In addition to painting the villas, and getting the pool areas in shape, the team has nearly finished the activity hut, laundry facility and the front entrance facade. This week work has begun on the Med Restaurant expansion. Great work Oswaldo!!

Activity Hut nearing completion







Med Restaurant Expansion:







Last two dryers arrive!





Front Entrance:



Employee Christmas Party 2015

December 8, 2015 @ 9:06 PM

Our Christmas Party was held Saturday December 5th for employees and their spouses. It was a huge success and a good time was had by all. Below are some photos of the event, that was held in our multipurpose bar upstairs in the clubhouse. There is also a link below to see all 30 photos.

We have extended and are still accepting donations for employee bonuses until December 15. In addition to the Chase deposit option, we are now offering to owners of the rental pool to bill your donation to your rental account. You must have a positive balance on your November statement, or make a credit card payment by logging into your account. Please email resv@laspalmasreservatons and let us know your intentions if you wish to make a Christmas donation from your rental account.





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Golf Tourney 2016

December 9, 2015 @ 7:36 PM



The annual Las Palmas Golf Tournament will start at 10:00am Friday, January 22, 2016 at La Guana Del Mar Golf Course. The tournament will be open to everyone and we will limit the touney to 36 golfers this year. Sign up ASAP so you do not get left out.

Fee is \$45.00 per player, which includes green fees, cart, and box lunch. Prizes will be awarded for the longest drive, closeset to the pin, and best scoring team. We will play best ball, with a shotgun start.

Please email or text confirmation to Bruce Turner. You will receive a confirmation response from me.

(926) 246-1117 or email yumacop1@yahoo.com.

Bruce Turner

Vice President

SLO PITCH Softball Game

December 22, 2015 @ 7:29 PM

Las Palmas Slo-Pitch Softball Game

For those of you who are arriving early and will be here on Jan 21st, we are having a Slo-Pitch Softball game: employees vs owners.

If you would like to play, click on the softball below so we can sign you up!

Bruce Turner

Wristband Proposal

December 29, 2015 @ 9:28 PM



Owners;

This proposal is being written to insure fairness of fees and responsibility for all owners. This last summer I noticed the resort had a very large percentage of owner wristbands being worn and these people were not owners.

While investigating it was learned that we have a group of owners that are allowing people to stay in their condos and villas and sometimes in very large groups. While we love it that we have a lot of people on the resort we also noticed an extensive amount of wear and tear on the resort. Therefore, I have developed the following proposal to be reviewed and voted on by the majority of the owners: [\(click below\)](#)

Definition for Owner wristband use: Titled Owner of the condo/villa to include the immediate children and mothers and fathers of the titled owners.

(NOTE): If your name is not on the title for the condo/villa you will need a notarized power of attorney from the titled owner to receive Owner wristbands for the condo/villa.

*** Who is Not Considered for authorized wear of the owner wristbands: neighbors, friends, sisters, brothers, cousins, uncles, aunts, etc.**

Impact Fees/Resort Fees

I propose that persons who are unaccompanied guests of owners be required to pay impact/resort fees at the going rate for their stay on the resort. They will be given a specific wristband to identify their status. These fees will go to the HOA to help pay for the impact and resort use by this class of people. When these guests check into the resort they will identify themselves, pay the fees and be given a wristband.

These fees will only apply when the condo/villa owner is not present with the guest(s). **When the owner is present the fees are waived.** Owners pay quarterly HOA Fees and these fees entitle owners and their accompanied guests free use of all resort amenities.

When an owner arrives with accompanied guests they need to pick up the additional wristbands they need for the guests stay on the resort.

**I have tried to explain this proposal and foresee all possibilities but I'm sure something will happen and we will deal with it when it happens.

Again: This proposal is only to spread the costs and make it fair for everyone that is using our resort.

Thank You for taking the time to read my proposal.

Bruce Turner, Board Member

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Showing 40 Comments



Anthony V

Bruce, would be nice to have a phone number set up so people who can't make it can at least be conferenced in. This could be done at no cost.

January 9, 2016 @ 9:05 AM

[Reply](#)



Anthony V

If an owner abuses the system then they should pay a fine and attach it to there HOA bill. I only go to my condo 2 or 3 times a year, and its not rented out.

January 9, 2016 @ 9:02 AM

[Reply](#)



Steve Clark

Bruce, could I get a breakdown on how the 172 k collected in impact fees iwas used in 2014 to repair and maintain the resort?

January 8, 2016 @ 10:54 AM

[Reply](#)



Blake Davis

I echo many comments made in the posts Bruce and normally do not take time to write. Hold folks accountable who are creating issues and not our family and friends who travel to our beautiful area to vacation. It is egregious and in poor taste to ask our guests to pay an impact fee when many are there to help us check on our units when we are too remote to routinely travel to Rocky Point. These are "OUR UNITS" and responsibility lies with our management of behavior - not by penalizing our guests!

January 8, 2016 @ 8:07 AM

[Reply](#)



D McBride

I agree wholly with the criticisms of this proposal. If this is targeting owners who falsely rent their units out without paying the fees and avoid the HOA rules then create a proposal to punish those who abuse the facilities and the rules. To create an unmanageable system for owners who share their units with family in great moderation puts an undue burden on those who are not the problem. My vote is an unequivocal no to this proposal...

January 4, 2016 @ 12:03 PM

[Reply](#)



Missy Gross

Hi Bruce, hope you had a wonderful holiday season! I just wanted to add to this discussion, on a slightly different note. When we first had guests to the condo after our change to the green/red/white wrist bands, I was specifically told by the Front Desk that we had to supply wrist bands to our guests? I actually put them in the mail to my cousin and then she sent them back to me! It was inconvenient to have to do this, but at the same time, we thought we were complying with the new rules!

January 4, 2016 @ 9:04 AM

[Reply](#)



Cathy Baeshore

Why do we have to wait for the meeting to hear the full story and proposal? Why can't we receive the info, so we have time to analyze the info and ponder a decision? We will not be at the meeting, so we will not hear the story. Without this info, our vote will be no. Joe, if you read this, please contact me at baeshore@aol.com, and we will give you our proxy vote.

January 4, 2016 @ 8:05 AM

[Reply](#)



Julian

HOA officials know very well who are the owners causing these problems, and the HOA should deal directly with those owners. The rest of us and our family members should not be held responsible. Find a more efficient manner to deal with those owners. Not a popular proposal, we cant support it and will ask other owners not to approve it.

January 1, 2016 @ 3:41 PM

[Reply](#)



Robin (Reply to: Julian)

My thoughts exactly!! I have been there all summer long the last 4 years...to all of a sudden blame it on owners who rent or give their condos to friends and say it is THEIR people who disrespect our property is JUST WRONG!! The rental companies have no idea who they rent to. The OWNERS who invite people into their condos know exactly who those people are. Deal with the individual owners directly. Don't tr to penalize every condo owner at LP!Please no one be manipulated this year at the meeting!

January 2, 2016 @ 10:47 PM

[Reply](#)



Cathryn Stotesbery

If guests of owners are causing problems at Las Palmas Resort with regards to ammenities,that is a separate issue and should be addressed directly with the specific owners.

December 31, 2015 @ 9:23 AM

[Reply](#)



Cathryn

Impact fees should not be based on how many guests I have. It is an annual expense that is shared by all owners, just like the electric bill, water bill and employee salaries. I may only stay at my condo 10 days total per year, as opposed to others who occupy their unit 365 days per year. Even if I have friends and family staying there every weekend, they are still not impacting the resort as much as the owners who are living there permanently.

December 31, 2015 @ 9:17 AM

[Reply](#)



Cathryn Stotesbery

I do not understand what the resort impact difference is if Owners use their condo or personal guests use their condo. We pay nearly \$2000 in dues annually. This amount should be equal to the cost of our portion of the total maintenance and upkeep of the resort. If the revenue from dues is not enough to cover the budget, then dues need to be raised accordingly. That's how it works, right? By paying my dues, I am entitled to stay at my condo with/without my guests whenever I please. I own it!

December 31, 2015 @ 9:09 AM

[Reply](#)



Marie (Reply to: Cathryn Stotesbery)

I agree with you Cathryn I don't think family and friends should pay an impact fee and \$30.00 is outrageous We already pay HOA dues to cover the expenses

January 8, 2016 @ 4:31 PM

[Reply](#)



Julie mitchell

So technically I should be able to monthly have my family members stay 7.5 days a month without impact fees since I'm paying \$182 a month in hoa fees?

December 30, 2015 @ 6:13 PM

[Reply](#)



Iris R. (Reply to: Julie mitchell)

As far as I am aware: our HOA for a 2/2 condo went up by \$21 each month since last January. Is this not the case for all owners?

December 30, 2015 @ 9:46 PM

[Reply](#)



Julie Mitchell

Seriously? Is this a joke? Cause I'm thinking my friends and family that stay in my condo respect the property more than any random renter. ..and didn't we just vote in LP rental company in to lower our hoa because we were going to make so much more \$\$ as an hoa rental company? What happened to that? Can somebody clarify this for me ..I am totally confused

December 30, 2015 @ 5:45 PM

[Reply](#)



RobinAnderson

There's a group of owner rentals that have paying guests who don't pay impact fees but sounds like they would (from the comments) BUT the proposal is for ALL owners being charged impact fees for NON paying guests because they're getting blamed for the damages done to the resort??? Not buying it, doesn't add up. There's gotta be more to the story.

December 30, 2015 @ 4:23 PM

[Reply](#)



Stacey Gross

I'm not ok with this proposal. I agree with the comments listed below. We paid to own this unit and use it at our discretion. This is a slippery slope when determining who pays etc.

December 30, 2015 @ 3:41 PM

[Reply](#)



Bruce Turner

I have read all the comments. I understand everyone's point of view. I ask you to come to the meeting, listen to the entire proposal and how it all came about then vote Yes or No on the proposal. Your majority vote is how the board will proceed. Thank You, Bruce Turner
December 30, 2015 @ 2:04 PM

[Reply](#)



Iris R. (Reply to: Bruce Turner)

Owners, The reason for such REDICULOUS proposal shouldn't matter. The answer should be NO!! Period. Personally I don't care to hear the reason behind it. Our condos, Our RULES!! we decide who we invite or not period. And our family and guest should not have to pay as we are already paying the HOA fee. Bruce: many times I have suggested we vote to change the owners meeting to a long weekend. That gives many of us coming from much more distant places like LA a chance to attend. What happened?

December 30, 2015 @ 6:41 PM

[Reply](#)



Iris R. (Reply to: Iris R.)

additionally: if owners are renting the condo on their own and not signed up with the agency, then yes: the renters should pay the impact fee just as they do when condo is being rented through agency.

December 30, 2015 @ 6:56 PM

[Reply](#)



Marie (Reply to: Iris R.)

Iris At the Sun owners that are renting their condo on their own are paying \$5.00 a night for a one bedroom and \$10.00 a night for a 2 bedroom \$30.00 is ridiculous

January 8, 2016 @ 4:37 PM

[Reply](#)



Robin (Reply to: Bruce Turner)

Bruce, give us all the details now so we have time to process it. Some people can't make the meeting and if there is more information regarding this proposal it should be given out to all of us now. I was in the last committee and felt very manipulated. I don't want that to happen again. I know the people I rent to, speak to them personally, and know they are respectful of my condos and the resort. Can the LPReservations say the same about the people they rent to? Please give us more info.Thanks

December 30, 2015 @ 4:57 PM

[Reply](#)



Phil

I would like to understand more about the reasons for this proposal. Is it that we are finding 12 people in a two bedroom? If so maybe the solution is to add an impact fee when occupancy exceeds a maximum. What is the nature of the wear and tear? Is that LP is getting more use than anticipated? If so, then the cost of maintenance is going to have to come from somewhere.

December 30, 2015 @ 1:34 PM

[Reply](#)



Iris R.

We pay plenty for our condo and we only use it once a year. I will not let the HOA or anyone make a profit out of our family for using what is rightfully ours!! We pay HOA fees every month wether we use the services or not. I will not ask our family to pay anything as we are very well already paying for it!!! VERY UPSET TO READ ABOUT THIS VERY REDICULOUS PROPOSAL!! NO!! NO!! NO!! As owners we should have the final say as to who we chose to allow to use our condo.

December 30, 2015 @ 12:55 PM

[Reply](#)



cindy mabry

Bruce What kind of wristband should fulltime renters be wearing? And as of right now, is there an impact fee on vacation renters and fulltime renters. Keep up the great job you and the board are doing. Thanks Cindy

December 30, 2015 @ 11:40 AM

[Reply](#)



Bonnie Rook

I do not agree to charge my friends and family to use MY condo.

December 30, 2015 @ 11:21 AM

[Reply](#)



Joe/Corey


We totally agree that if we have paying guests use our condo, that they should pay impact/resort fees, just like guests that go thru the rental company as well then receive a rental wristband. Is fair and i think owners that self rent, will find this a great relief of NOT having to worry about wristbands. However, we do feel that we diid not buy a home at Las Palmas that our families, which includes our siblings, grandchildren etc have to pay to enjoy.

December 30, 2015 @ 10:56 AM

[Reply](#)



Joe/Corey (Reply to: Joe/Corey)

I am sorry but charging our relative fees should they use our condo when we are not there, is not right as we do pay Hoa whether we occupy condo or not. We bought  in a commnity of homes/condos....where we plan to live....not a hotel or timeshare type of property, which is the direction this is taking on. Is no different than our home in az, which is in a hoa community with amenities.

December 30, 2015 @ 11:00 AM

[Reply](#)



Joe/Corey (Reply to: Joe/Corey)

I honestly feel all owners need to really think this thru and how you would feel charging family to enjoy your home. Paying guests...yes! Also, is the whole power of attorney stuff necessary to get a wrist band? That seems a bit extreme. Could an

owner not just make a simple list? I am sorry but we spent alot of money for our condo and feel so fortunate to have it and having our family and friends enjoy our slice of paradise is a great feeling, but then to say, that will be \$30 @ day, not
December 30, 2015 @ 11:02 AM

[Reply](#)



Joe/Corey (Reply to: Joe/Corey)

Such a good feeling anymore.
December 30, 2015 @ 11:03 AM

[Reply](#)



Robin

Sorry but I have a couple more questions. Do the owners that live full time at LP have to pay an impact fee like my family would have to? Do paid employees such as Jackie have to pay impact fees while staying there because they are not owners? How much would long term renters have to pay? At Princesa they are charged \$30/month. I DO NOT propose that full time owner/residents pay anything extra. I just thought we should address these 2 issues also.

December 30, 2015 @ 9:53 AM

[Reply](#)



bennie stoner

This seems intrusive and excessive. I cannot imagine the "wear and tear" on the resort during occasional visits by owner's relatives and friends exceeds the "impact" by renters who stay in condos in large groups, monopolize the pool, and have no reason to care about the condition in which they leave the resort. Owner's friends and relatives take better care of the resort than renters. The owners own the resort and should be able to allow use by friends and relatives without being charged more fees

December 30, 2015 @ 9:51 AM

[Reply](#)



Robin

I don't have a husband and I don't have kids. I have a boyfriend I live with and nieces and nephews. Do I get penalized for not being like others? You are proposing I need to PAY someone to put them on a list to say they can use my condo and my resort that I already pay for? That seems like a waste of money and discrimination for being single. Again, thank you for working on this, Bruce, but I think it needs some tweeking. I think the people we rent to should use the same bands as LPR renters.

December 30, 2015 @ 9:15 AM

[Reply](#)



Robin

Thanks, Bruce, for working on a better system regarding wristbands for our resort. I am one of the owners who rent on my own because I live in Rocky Point and I have the time to do it on my own. I agree that the people we rent to should pay impact fees. I tried to pay them a year ago and Dan told me that I could not pay them even if I wanted to. I don't like giving my renters Owner bands but that was our only option. I DO NOT believe my family should pay when I am not with them. I already pay.

December 30, 2015 @ 9:12 AM

[Reply](#)



Alex Morales

Here we go again with the wristbands if I recall you Bruce said that we had to use the owner bands we had a lot of discussion over this last year, and here we go again as long as we get the same benefits, I don't understand wear and tear on the resort, you mean bringing in business to the restaurants, and our bar, and our store is wear and tear. Please don't take this the wrong way, I am an owner, I want property to be taken care of, just lets be fair. How much would we pay

December 30, 2015 @ 8:49 AM

[Reply](#)



Cathy Baeshore

What is the cost of the impact fees? We already have limits on how many people can stay in each unit. If I want my sister and my mother to use the resort when I'm not there, how does that impact the resort anymore than when my husband and I are there? If there is a two bedroom unit, then we are allowed six wristbands, correct? Why does it matter who those six people are visiting the resort? We have a two bedroom, and we were given 10 owner wristbands. I think this could be the problem.

December 30, 2015 @ 8:27 AM

[Reply](#)



Pat Bogan

I feel that Bruce's concerns are valid, and I agree with him about the impact fees. I think that impact fees should be collected as suggested.

December 30, 2015 @ 7:39 AM

[Reply](#)



steve dee

I have guests at Las Palmas...and agree that there should be an impact fee. I would propose 1/2 of the regular fee. Good idea. Steve

December 30, 2015 @ 6:44 AM

[Reply](#)



marie (Reply to: steve dee)

Steve I think if an owner is renting on their own the impact fee should be half of what LP Reservations is charging Which right now is \$23.00 Which would be 11.50 a night for a 2 bedroom Your family and friends should not have to pay anything

January 8, 2016 @ 4:47 PM

[Reply](#)