

BELAIR BEACH NEWS

2010-2011

November 7, 2010

Visit our web-site www.belairbeach.com

Maintenance fees

Options and Explanations

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How To Contact Us

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News and Improvements at Belair

Something is always happening at the Belair! We are continuously upgrading, maintaining, replacing, etc.

This past year we put a new roof on the building. We opted for a top quality job, at a cost of \$136,000 with a 20-year guarantee. Although you will not see this, you will stay dry when you are supposed to.

We have replaced both elevators. These new Otis elevators will whisk you up and down in comfort and style. The elevator cabs are 50% larger than the old ones.

We have replaced all of the air-conditioning units on the 4th floor, and have installed all new thermostats throughout the build-

ing for greater temperature control.

RCI Update

The RCI Weeks program is getting a complete facelift and using the exchange program should become easier and more user friendly.

Each week you own will be worth a certain amount of visible trading power units. These units may be added to other banked weeks. This can get you a trade worth more units. Or, if your prefer, you can keep the change for a trade that is worth fewer units. Check with us when you are here to get more info.

We expect this new system to benefit Belair owners.

St. Maarten Update

St. Maarten became a country within the Kingdom of the Netherlands on 10-10-10. This means that the 5-island country, the Netherlands Antilles, no longer exists. St. Maarten and Curacao are now countries within the Dutch Kingdom. Saba, Statia and Bonaire have become part of the Netherlands.

You should not notice any changes as the most used currency of the island will still be the U.S. Dollar. We hope that this will mean improvements in government services.



All the staff of the Belair join in wishing you a wonderful holiday season

\$-a-Day Program Continues

Thanks to our timeshare owners and guests for their continued support of the \$-a-Day program. A quick report on where funds have gone for the last 12 months:

- CIFSEF 2nd Chance Education
- WIFOL after school program
- Historical/cultural posters for all schools
- I Can Foster Home
- Nature Foundation—Lionfish first-aid and capture program
- Love of Kids Fondation
- After School Activities Foundation
- Belvedere Community Center
- Marie Laurence School

About The 2011 Maintenance Fees

2011 Projected Budget

As you can see in the accompanying maintenance statement the **2011 annual maintenance is \$855** per week.

The following budget is based upon 2010 actual expenses and reasonable projections for 2011:

Labor - includes all benefits	\$1,104,800
Utilities	\$638,000
Supplies & replacements	\$324,300
Linens, towels, laundry	\$212,200
Cable TV	\$15,000
G&A and professional fees	\$241,500
Licenses, permits & computer	\$21,200
Insurance & related expense	\$285,600
Miscellaneous	\$47,800
Promotion incl. Monday party	\$56,800
Reserve for major replacements	\$300,000
Total	\$3,247,200

As you can see from the budget for next year some costs have gone down from last year. However, one of our biggest increase for this year is Utilities.

The problem we are facing here in St. Maarten is the rather large increase in our electricity costs. The increase is 10% and this is the second largest item in our budget. All resorts and timeshare owners on St. Maarten are facing the same problem.

While we have been able to cut down consumption with energy saving programs, the problem is the electric company. We have been arguing with them, along with other resorts, for over a year on their methods of calculating charges. We are not giving up, but it is like fighting City Hall.

Thanks to owner input we are continuing to improve our property. The RCI comment cards are showing this to be true. We strive to be a resort that is comfortable, efficient and well maintained.

Wishing you all the best for the New Year,
Belair Management

Maintenance Fee Payment Option

Avoid late penalties by paying your maintenance fee on time or use the option below: you pay in three installments, your payment is \$285.00 plus \$10 per month service (\$295.00 total) beginning Jan. 1.

If you need to extend your maintenance fee payments we are continuing to offer the following alternatives to paying in full on or before January 1st 2011. The first payment must be received by January 1st, and you must send the appropriate monthly payment each month until your maintenance bill is paid in full in order to be

We will allow you to break the payment up into a maximum of 6 payments without being charged the 5% per month late fee. This will entitle you to use your time here, or to use RCI.

Just take your bill and divide it into 2, 3, 4, 5, or 6 payments. **Then add \$10 per month to cover the cost of processing.**

For example:

If your total fee is \$855 and

Visit
www.timesharetravelersclub.com
For airline specials
Or call **1-800-919-1168**

New Medical Supply House up the Road

With the exception of some of us, we are not getting any younger, so this piece of news will be welcomed by many.

Just across from the hospital up the road is a new medical supply company, Alpha Healthcare Services. They sell and rent a wide variety of items ranging from wheel chairs and electric scooters to oxygen concentrators. Smaller items are available for sale.

If you do have a special need, and want to have something ready upon your arrival they ask that you email them or call in advance so that they can try to accommodate your need.

Email: alphahealthsxm@gmail.com or call 011 599 542-8100