

# BELAIR BEACH NEWS

# 2011-2012

November 7, 2011

Visit our web-site [www.belairbeach.com](http://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

As you can see above, St. Maarten has a new dialing code for calling. We have now joined the North American dialing code system, so if you are within North America you dial 1-721 plus the 7 digit local number to call into St. Maarten and 001 721 plus the 7 digit local number if you are outside of North America's system. Effective October 2011 thru September 2012 you can either use the old telephone dialing system with the 011 599 country code or you can use the new 721 North American area code. After that time only the 721 code will work.

.Part of the parking lot was repaved. We have decided to do it in pieces over 4-5 years.

We had an artist paint the hallway in the center of the building to provide a more cheery entrance to that part of the building.

We replaced many ceilings in the hallway covering the evaporators (room air conditioning). This will be an ongoing project until all are replaced. We are also replacing the evaporators in the units.

Ceilings in the outside walkways were replaced as needed.

Several apartments were retiled. Over time, damage to the tiles is

inevitable and new tiles need to be installed.

Our multi-year program began last year to replace the room TVs with flat screens has continued and we should finish within the next year.

We will begin to replace the stove tops in 2012. Also in 2012 we plan to install a new A/C chiller plant to improve both air cooling and energy efficiency.

Head housekeeper Olympia retired after 30 years. We miss her and wish her well.

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## \$-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:

- Ahead Center
- Hillside School
- Nature Foundation
- No Kidding With our Kids
- St. Joseph's School
- Ruby Labega School
- Oranje School
- Prins Willem School
- SXM Blue Flag Narinas
- SXM Youth Council
- Sports Upkeep Foundation
- Skorac Kids
- Resort staff education
- And more.....

## About The 2012 Maintenance Fees

### 2012 Projected Budget

As you can see in the accompanying maintenance statement the **2012 annual maintenance is \$933** per week.

The following budget is based upon 2011 actual expenses and reasonable projections for 2012:

Labor - includes all benefits	\$1,184,000
Utilities	\$740,000
Supplies & replacements	\$385,400
Linens, towels, laundry	\$222,100
Cable TV	\$15,200
G&A and professional fees	\$265,300
Licenses, permits & computer	\$21,300
Insurance & related expense	\$290,900
Miscellaneous	\$54,100
Promotion incl. Monday party	\$62,500
Reserve for major replacements	\$300,000

Total \$3,540,800

Cost of running and maintaining the Belair have risen almost \$300,000 from the previous year. We experienced some challenges in keeping up with our planned small replacements due to a surge in electricity costs of \$100,000 over what was budgeted. This shows up in an increase for planned electricity costs as well as a higher budget for small replacements to make up for some lost ground. If we do not do this we cannot keep your units and the property up to the standards you expect.

Every effort is made to balance the need for economy with meeting quality expectations. Belair's maintenance fees continue to be among the most reasonable on the Island, with no need for special assessments. We appreciate your recognition of the costs associated with operating on a small Caribbean island, which nonetheless retains its value as a vacation destination.

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 \$311.00 plus \$10 per month service (\$321.00 total) beginning Jan. 1.

If you need to extend your maintenance fee payments we are continuing to offer the following alternatives to you: If you elect to use the installment system, the first payment must be received by January 1st, and you must send the appropriate monthly payment each month until January 1st 2012.

We will allow you to break your maintenance bill 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

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.** RCi.

For example:

If your total fee is \$933 and

### Belair Owners Win Big in the SMTA Website Photo Contest

[www.timesharestmaarten.com](http://www.timesharestmaarten.com)

The St. Maarten Timeshare Association, SMTA, has a new website with several forums to share thoughts on St. Maarten. There is also a photo contest with great prizes. Thanks to Jody for promoting this on our property 2 of the 3 prizes went to Belair timeshare owners, including the 1st prize of 2 free round trip air tickets!

#### NEW CONTEST

Due to the success of the first contest, the SMTA has put on another one. Entries have to be in by January 31, 2012 so go through your photos and submit the best ones. Hint—family stuff melts the judging committee's hearts.