

BELAIR BEACH NEWS

2015-2016

Maintenance fees

Options and Explanations

see page 2

November 17, 2015

Visit our web-site www.belairbeach.com

How To Contact Us

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

News and Improvements at Belair

Good things are always happening at the Belair.

We await the arrival of the rest of the sofas and couches which will complete this project.

We have now replaced the stove tops with glass cook tops in all the units. This project is now complete.

We continue to replace the TVs in the bedroom with flat screens as needed.

We are continuing to replace the hallway ceilings covering the evaporators (room air conditioning) as well as the evaporators themselves. This is an ongoing project.

Aside from labor, utilities continue to be our great-

est expense. We try to do everything we can to be energy efficient to keep our operating costs down. It is in everyone's best interest to contribute to this effort.

We are thus asking everyone to please be energy conscious and help conserve by turning off all lights and raising the thermostats of the air conditioning when you leave your apartment. Water is very costly as well. Please make sure that there are no dripping faucets or leaks. If your unit has any, please call the Front Desk (0) to report it. Laundry is expensive. We replace towels as needed. If you can reuse your towel, please hang it up. If you want them replaced, leave the towels on the floor.

In the interest of public health and safety, we wish to remind everyone and their guests to refrain from smoking inside the apartments. If you wish to smoke, please limit smoking to outside or on the terraces. We thank everyone for your cooperation in this matter.

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New York Office

Please note the address change for our New York office. The new address is 450 Seventh Ave., Suite 2801, New York, NY 10123. Please send all correspondence and payments to the new address. Thank you.

SGS

Travelscope

After 20 years of servicing our owners, we are happy to still recommend SGS. When the super saver fares are not available, SGS has access to both wholesale and charter rates. Many of our owners report great savings and a first rate service.

Call 1 800 919-1168 or e-mail: eheller@sgstravelscope.com

Visit their website:

About The 2016 Maintenance Fees

2016 Projected Budget

As you can see in the accompanying maintenance statement the **2016 annual maintenance is \$1,140** per week.

The following budget is based upon 2015 actual expenses and reasonable projections for 2016:

Labor - includes all benefits	\$ 1,447,000
Utilities	834,000
Supplies & replacements	522,000
Linens, towels, laundry	314,400
Cable TV	27,000
G&A	260,400
Licenses, permits & computer	28,900
Insurance & related expense	319,000
Miscellaneous	65,000
Promotion incl. Monday party	77,000
Reserve for major replacements	432,700
Total	\$4,327,400

We are the only resort with daily maid service and we don't charge energy surcharges upon check out as some resorts do. Belair's maintenance fees continue to be among the most reasonable on the island.

We appreciate your assistance in keeping down the costs when you are here. Every little bit helps!

Wishing you all the best for the New Year.

Belair Management

RCI SPECIAL!
NOT AN RCI MEMBER?

Join RCI Weeks with a special offer! For a limited time, new RCI members who enroll at <http://Discover.RCI.com> and enter promotion code: **NewMbrOffer** will receive savings to join RCI. Be sure to enter the promo code to receive this special

Maintenance Fee Payment Option

Avoid late penalties by paying your maintenance fee on time or use the option below: the cost of processing.

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 2016.

We will allow you to break the payment up into a maximum of 6 installments without being charged the 5% per month late fee.

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

For example:
 If your total fee is \$1,140 and you pay in three installments, your payment is \$380.00 plus \$10 per month service (\$390.00 total) beginning Jan. 1.

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 exempted from paying the 5% per month late fee. This will entitle you to use your time here, or to bank it with RCI.

Send Your Email Addresses!

Last year we requested that you email us at emailme@belairbeach.com in order for us to build a file. We would then be able to send out information in a more timely fashion. Unfortunately the majority of owners have not responded. So, we are requesting again that you please send us your email address if you have not done so already. Thank you for your cooperation.

www.timesharestmaarten.com

Don't forget—The St. Maarten Timeshare Association, SMTA, has a website with several forums to share thoughts on St. Maarten.

Once again, we are pleased to announce that RCI has awarded Belair their top honor—Gold Crown. We are all very proud of this achievement.