

# INVER



# NEWS

INVERNESS BY THE SEA • SPRING 2017 • EDITION FIFTEEN

## FROM YOUR PRESIDENT:

Last year we were excited to receive “nearly new” bedroom furniture for our units. We also received mirrors and artwork to embellish the dining room, bedroom, hallway areas along with a few couches, chairs and tables. This was very well received by our owners all last summer when they were pleasantly surprised after checking into their units. This year we will again be receiving twenty (20) “nearly new” couches, chairs and tables which should be arriving by this summer. These couches, chairs and tables will again not only be a welcome addition but we are definitely moving in the right direction in updating the interior of these units.

Our East end elevator received an update in 2016 when we replaced the floors and tracks. We also laid new vinyl flooring which has enhanced the interior of this elevator to everyone’s satisfaction.

Since Galveston Island built us our beautiful beach in front of the property it has become our number one activity when vacationing at Inverness by the Sea. What can an owner/guest do in the evenings when you are ready to wipe the sand off your bodies? Well you can swim in our pool, or relax your muscles in the hot tub or Sauna, work out in our exercise room or you can continue having even more fun playing some outdoor games invented by our ICS, on-sight staff. Our staff has three new outdoor games that are set up at the Bayside Picnic Area, Lawn-golf, Corn-hole and Yard zee. These three outdoor games were very popular last summer especially with our family owners/guests and we anticipate them to be as big of a hit this year. These games can be competitive enough to really push that I want to be number one out of you and if you really want a challenge get another family to compete with yours. As you see, you can really enjoy yourself just by staying at our property.

While I’m on the subject about family fun, there is a new entertainment on the island called “Escape the Island”. There website is [www.escapetheisland.com](http://www.escapetheisland.com) for open days and admission prices. Escape the Island is not only for families but for single adults as well. Basically you are locked in a room for 60 minutes where you solve puzzles and look for clues on how to escape the room. Some of our ICS Staff have participated in this activity and they say it is a BLAST. Galveston Island and our property are just waiting for you to come, relax and have fun.

I and the other Board Members are hoping to see as many owners as possible at the 2017 Annual Homeowner’s Association Meeting on April 8, 2017 at 1:00 pm. This is an important meeting as owners are informed on everything that is happening around the property financially and physically, as well as, what we are planning for the future. Mark your calendars and we will see you in April.

Sincerely,  
Richard Powell, President  
Inverness by the Sea Homeowners Association

## **BOARD OF DIRECTORS ELECTION RESULTS IN 2016**

Last April, 2016 the election for the Board of Directors was held. The incumbents **Jo-Kelly Parrish** and **Karen Chapman** were re-elected. Jo-Kelly Parrish has been an owner since the beginning of the property and has held the Secretary position on the Board for over ten years. Karen Chapman has held every position on the Board since 1988 holding all Board positions from President to Vice President to Treasurer and Secretary to today a valuable Director. We send our congratulations on the re-election to both great ladies.

## CONTACT INFORMATION:

**INVERNESS BY THE SEA CUSTOMER SERVICE, PAYMENTS AND BILLING DISPUTES:**

**Resort Phone Number: 409-683-1006**

**Email address: [management@invernessbythesea.com](mailto:management@invernessbythesea.com)**

**ICS Management Telephone Number: 713-378-6447**

**Brytish Fluellen, Ext #115 Payments Monday - Friday**

**Email address: [accountsreceivable@icsmanagement.net](mailto:accountsreceivable@icsmanagement.net)**

**FOR TRANSFERS/DEED BACKS:**

**Shadae Patterson, Ext#122, Monday - Friday**

**email address: [customerrelations@icsmanagement.net](mailto:customerrelations@icsmanagement.net)**

## **2017 ANNUAL HOMEOWNERS ASSOCIATION MEETING AT INVERNESS BY THE SEA**

**The 2017 Inverness by the Sea Annual Homeowners Association meeting will be held on Saturday, April 8, 2017 at 1:00 pm in the Inverness by the Sea Activity Room. We look forward to seeing all our owners at the Annual Meeting.**

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## **OWNER'S WEBSITE:**

### *Online Credit Card Payments or Update Contact Information:*

An Owner may always go to the ICS website and pay their maintenance/assessment fees or update their address, phone numbers and email address, by doing as follows:

#### **To Pay your maintenance fees:**

1. Visit the ICS website at: [www.icsmanagement.com](http://www.icsmanagement.com)
2. Click on the tab at the top left hand side entitled "Maintenance Fees Payments" you will then be directed to the "User Login" site.
4. Type in your User ID number – listed as "Owner Number"
5. Type in your Password (If you do not know your "Owner Number" and/or "Password", please contact your resort at 409-683-1006).
6. Please note that to be granted access to make payment or edit contact information, certain computers may have to alter the "Compatibility Mode" setting.
7. Click on the "Pay Dues" button to pay your maintenance fees online with a credit card. There is a 2.5% Convenience Fee charged on all credit card payments. You can now even pay a monthly, in advance fee to get a "jump start" on paying next year's maintenance fees.
8. You may also click on "Edit Owners Information" to make changes to your contact information.

**\* ALL CREDIT CARD PAYMENTS WILL BE SUBJECT TO A 2.5% CONVENIENCE FEE**

#### **To change your address and save yourself \$25.00:**

To change your address online follow the directions in the above article "Owner's Website". On number 6 instead of clicking on "pay dues", click on "Edit Owner Information" at the top of the screen, then type in your new address, phone numbers and email address. If the ICS Management personnel change your address you will be subject to the \$25.00 Address Change Fee.

#### **THE 2017 TEN LUCKY WINNERS:**

Last fall all owners had the opportunity, within certain guidelines, for their name to be placed one or more times in the contest for a free 2017 Maintenance Fee. Listed below are the names of those "lucky 10 winners" for the free 2017 Maintenance Fee. Congratulations to these owners! Next time your name could be listed below:

1. **Raymond Allen**
2. **Thomas & Marsha Haag**
3. **Mildred J. Fewox**
4. **Elizabeth Meyer**
5. **Paul H. & Beverly A. Shea**
6. **Mary-Janet Dube**
7. **Edward & Pamela Shillings**
8. **Arthur Pisani & Paula Craig**
9. **James H. Johnson**
10. **Geoffery O. & Bonnie L. Nelson**

#### **ONLINE INFORMATION:**

Not sure what is going on at your property or on Galveston Island? Well, just take a few minutes to go on-line and check out

what is happening via your Website. All you need to do is go to [www.invernessbythesea.com](http://www.invernessbythesea.com) or [www.icsmanagement.com](http://www.icsmanagement.com), and then click on the tabs you desire, the Area, Resort Information, Photo Gallery, Reservations and/or Contact information. Now you can see how easy it is to keep up with new Property News as well as new attractions that are happening on Galveston Island.

#### **REMINDERS:**

#### **TRANSFERRING OWNERSHIP:**

Your timeshare is real property and therefore to convey the ownership to a third party one must have a written and properly prepared instrument and that document must be executed and recorded in Galveston County Real Property Records. If you have sold your property to another individual or plan to sell your property, please forward the three items listed below to the ICS Management Corporate Office at 8866 Gulf Freeway, Suite#430, Houston, Texas 77017, ATTN: Shadae Patterson

- A copy of the Filed Warranty Deed (filed at the Galveston County Clerk's Office) conveying the property from yourself to the new owner.
- New owner address, telephone numbers, and email address.
- A check in the amount of \$100.00 (Transfer/Processing Fee), made payable to ICS Management. This fee is to cover the cost of converting ownership information to the new owner. Be advised that all Annual Assessments and/or Fees must be paid in advance for the Association to acknowledge the transfer of ownership. If you need help with the paperwork associated with changing your ownership, please feel free to contact our corporate attorney, Mark Gray, via email at: [mgraylaw@gmail.com](mailto:mgraylaw@gmail.com). You may also call the corporate office at (713) 378-6447, Ext. 112.

#### **BASIC INVERNESS BY THE SEA INFORMATION TO ALL OWNERS AND GUESTS WHEN VACATIONING AT THE PROPERTY:**

1. Sunday to Sunday check-in/check-out.
2. Check-in is at 4:00 pm, Check-out is 10:00 am.
3. Occupancy per unit maximum is 6 people
4. All units must be left in good housekeeping condition.
5. If the units are left in a poor housekeeping condition, there will be a charge assessed to your credit card as an extra cleaning fee.
6. Owners are requested to strip the linens from the beds and place in a pile in the front bathroom along with used/soiled towels.
7. Do not take the towels from the unit to the pool or beach. You can pick up Pool towels at the front desk.
8. **No pets are allowed in the timeshare units. If a pet is discovered within an owner or guest unit, a fee of \$250.00 will be charged to the credit card that was placed on hold at check-in as well as the pet must be removed from the property immediately.**
9. Children under 18 years of age must be supervised at all times.
10. **There is no smoking in the units. If smoking is detected in the unit a \$125.00 fee will be charged to the credit card that was placed on hold at check-in.**



Week Number	2017 Sunday to Sunday	2018 Sunday to Sunday
1	Jan 1 - Jan 8	Jan 7 - Jan 14
2	Jan 8 - Jan 15	Jan 14 - Jan 21
3	Jan 15 - Jan 22	Jan 21 - Jan 28
4	Jan 22 - Jan 29	Jan 28 - Feb 4
5	Jan 29 - Feb 5	Feb 4 - Feb 11
6	Feb 5 - Feb 12	Feb 11 - Feb 18
7	Feb 15 - Feb 19	Feb 18 - Feb 25
8	Feb 19 - Feb 26	Feb 25 - Mar 4
9	Feb 26 - Mar 5	Mar 4 - Mar 11
10	Mar 5 - Mar 12	Mar 11 - Mar 18
11	Mar 12 - Mar 19	Mar 18 - Mar 25
12	Mar 19 - Mar 26	Mar 25 - Apr 1
13	Mar 26 - Apr 2	Apr 1 - Apr 8
14	Apr 2 - Apr 9	Apr 8 - Apr 15
15	Apr 9 - Apr 16	Apr 15 - Apr 22
16	Apr 16 - Apr 23	Apr 22 - Apr 29
17	Apr 23 - Apr 30	Apr 29 - May 6
18	Apr 30 - May 7	May 6 - May 13
19	May 7 - May 14	May 13 - May 20
20	May 14 - May 21	May 20 - May 27
21	May 21 - May 28	May 27 - Jun 3
22	May 28 - Jun 4	Jun 3 - Jun 10
23	Jun 4 - Jun 11	Jun 10 - Jun 17
24	Jun 11 - Jun 18	Jun 17 - Jun 24
25	Jun 18 - Jun 25	Jun 24 - Jul 1
26	Jun 25 - Jul 2	Jul 1 - Jul 8
27	Jul 2 - Jul 9	Jul 8 - Jul 15
28	Jul 9 - Jul 16	Jul 15 - Jul 22
29	Jul 16 - Jul 23	Jul 22 - Jul 29
30	Jul 23 - Jul 30	Jul 29 - Aug 5
31	Jul 30 - Aug 6	Aug 5 - Aug 12
32	Aug 6 - Aug 13	Aug 12 - Aug 19
33	Aug 13 - Aug 20	Aug 19 - Aug 26
34	Aug 20 - Aug 27	Aug 26 - Sep 2
35	Aug 27 - Sep 3	Sep 2 - Sep 9
36	Sep 3 - Sep 10	Sep 9 - Sep 16
37	Sep 10 - Sep 17	Sep 16 - Sep 23
38	Sep 17 - Sep 24	Sep 23 - Sep 30
39	Sep 24 - Oct 1	Sep 30 - Oct 7
40	Oct 1 - Oct 8	Oct 7 - Oct 14
41	Oct 8 - Oct 15	Oct 14 - Oct 21
42	Oct 15 - Oct 22	Oct 21 - Oct 28
43	Oct 22 - Oct 29	Oct 28 - Nov 4
44	Oct 29 - Nov 5	Nov 4 - Nov 11
45	Nov 5 - Nov 12	Nov 11 - Nov 18
46	Nov 12 - Nov 19	Nov 18 - Nov 25
47	Nov 19 - Nov 26	Nov 25 - Dec 2
48	Nov 26 - Dec 3	Dec 2 - Dec 9
49	Dec 3 - Dec 10	Dec 9 - Dec 16
50	Dec 10 - Dec 17	Dec 16 - Dec 23
51	Dec 17 - Dec 24	Dec 23 - Dec 30
52	Dec 24 - Dec 31	Dec 30 - Jan 6
53	Dec 31 - Jan 7	

**INVERNESS BY THE SEA SEASONAL BREAKDOWN AT THE RESORT**

(According to the Condominium Documents)

This is the seasonal breakdown for your ownership shown on your Deed.

- Red: Weeks 18 – 43
- White: Weeks 09 – 17 & 44 – 52
- Blue: Weeks 01 – 08



**INVERNESS BY THE SEA SEASONAL BREAKDOWN WITH RESORT**

**CONDOMINIUM INTERNATIONAL**

This is how your ownership week will trade if you spacebank with R.C.I.

- Red: Weeks 01 – 40
- White: Weeks 41 – 47 & 51 – 52
- Blue: Weeks 48 – 50

**HOW CAN I SELL MY TIMESHARE?**

Timeshares are deeded property and therefore you have a recorded deed of ownership of that property and have the right to personally sell that property. You can use a timeshare broker, however we caution you when you use a “resale” broker some of our owners have complained saying they gave money to a broker and never got their week sold.

When choosing someone to sell your timeshare week for you we ask that you use caution and your good sense. As outlined herein, many of these companies are scam companies and often do not properly take all necessary steps to relieve the owner of their obligations and therefore that owner is often stuck with additional costs. Furthermore, you can also use the internet to sell our property. Some avenues for such sales on the internet are: Internet seller, The Timeshare Users Group (TUG), E-bay and Craig’s List. Some owners have used these four internet companies for success in selling their property at the resort. Remember you are your best salesperson, always speak positively and enthusiastically about your resort and you will be surprised how many people will purchase at the right price. Remember, that in order to convey the property to a 3rd party you still must have a properly drafted instrument. We suggest using an attorney of your choice or you may also contact the ICS attorney, Mark Gray at the corporate office, (713) 378-6447, Ext. 112.

**FUTURE ASSESSMENT, BILLING AND COLLECTIONS POLICY (ABC POLICY): ANNUAL ASSESSMENT**

You will be mailed the Budget and First Assessment Notice for the next year’s assessment. Payment is due immediately but considered delinquent on **January 1st**. NOTE: THE ENTIRE YEAR’S ASSESSMENTS MUST BE PAID IN FULL PRIOR TO SUBMITTING OR USING ANY USE WEEK FOR EXCHANGE PURPOSES.

**JANUARY 15TH:**

A late fee of \$50 will be assessed to the account. If you have not paid your assessments or made other arrangements, monthly interest will begin to accrue on the account.

**FEBRUARY 1ST:**

You will be mailed a Delinquent Notice, which shall include current penalties and fees. You must pay all charges in full to have your occupancy and voting rights reinstated. Unused Weeks resulting from delinquencies are available for mini vacations or rental programs initiated by the Homeowner’s Association or their management.

- **Points Owners:** Your points account will be cancelled. If you choose to reinstate your points account you will be charged a \$100 fee plus subject to an additional \$495.00 fee by the exchange company.
- **Interval Owners:** Any existing reservations will be cancelled and you may not make a new reservation until your account is brought current. Exchange requests will not be confirmed and existing exchanges will be blocked. **There is no guarantee that you will receive a reservation or confirmed exchange after you have brought your account current.**

**ON OR AFTER FEBRUARY 15TH:**

The Homeowner’s Association shall have the right to turn the matter over to an attorney for foreclosure and/or collection action of which all additional legal costs and/or expenses will be applied to the delinquent account.

**RCI CORNER:**

**NOTE: IF YOU EXCHANGE BACK INTO YOUR HOME RESORT THRU THE RCI WEEKS OR POINTS PROGRAM REMEMBER TO MARK HIGH SCORES ON THE RCI COMMENT CARDS PROVIDED BY RCI. WHY? YOU WILL HELP YOUR PROPERTY TO GAIN HIGHER TRADING POWER OR HIGHER POINT VALUE WHEN EXCHANGING THRU THE RCI SYSTEM.**

- **SPACEBANKING:** When you are ready to Spacebank your unit/week you can either send a written request or use the Reservation Request Form provided in this newsletter and forward via email: *management@invernessbythesea.com*, fax 409-741-2980 or postal 7600 Seawall Blvd., Galveston, Texas 77551. The Inverness Office staff will process your Spacebank request within ten (10) business days from receipt.
- **RCI WEBSITE:** If you need any information on the weeks program, please sign on to the website: *www.rci.com/didyouknowweeks*

RCI Weeks Exchange and other Fee Rates Effective December, 2016:

**Weeks:**

Standard Annual Fee .....	\$99
Platinum Annual Fee .....	\$69
Call Center Exchange Fee .....	\$230
<b>Call Center "Last Minutes" Exchange Fee:</b>	
Hotel/Studio .....	\$269
One Bedroom .....	\$294
Two Bedroom .....	\$319

**RCI Extension Fees:**

One Month .....	\$29
Three Months .....	\$69
Six Months .....	\$99
Twelve Months .....	\$119
Unit Upgrade & Change .....	\$49
Guest Certificate .....	\$69
Member Deposit Transfer .....	\$99

Home Week (Spacebank weeks only –not for point’s owners): (13-12 months before check-in date) Booking what you own – the specific unit and week at the resort where you purchased. There is no fee to do this.

**RESERVATION SPACEBANKING REQUEST FORM:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

I own: Acct# \_\_\_\_\_

I am requesting a 2017 \_\_\_\_ 2018 \_\_\_\_ reservation request for:

Week# \_\_\_\_\_ Week# \_\_\_\_\_ Week# \_\_\_\_\_

Week# \_\_\_\_\_ Week# \_\_\_\_\_ Week# \_\_\_\_\_

I am requesting my unit/week to be spacebanked with RCI:  
 YES  NO  RCI# \_\_\_\_\_

**We will process your RCI Spacebank request within ten (10) business days.**

**HOW TO MAKE A RESERVATION IF YOU "ARE" AN RCI POINTS OWNER.**

When you are ready to reserve a vacation, please call 1-877-968-7476 an RCI Points Representative will be available to assist you. Remember, your points are already deposited into your account on your anniversary date for you, if your maintenance fees are paid. Don't forget that your points when deposited are only good for two (2) years from anniversary date to anniversary date. Don't let your points be "dropped" by RCI due to non-usage. You need to plan that great vacation every year, you deserve it.

**USEFUL WEBSITE FOR UNDERSTANDING THE POINTS PROGRAM:**

*www.rci.com/didyouknowpoints*

**IMPORTANT DATES TO REMEMBER WHEN MAKING RESERVATIONS THROUGH THE RCI POINTS PROGRAM:**

**Home Resort: (12-11 months before check-in date)** booking at the resort where you purchased, but in a unit or at a time other than one you own. A reduced Exchange Fee of \$50.00 applies.

**Home Group: (11-10 months before check-in date)** many resorts belong to a large family of properties like you are. Home Group reservations are made at another sister resort within that group. Standard Exchange fees apply.

Within the RCI Points Program you can also reserve a week up to twenty-four (24) months in advance of your check-in date.

**RCI Points and other fees effective December, 2016:**

**Points:**

Home Week Reservation (7 nights) .....	-0-
Home Resort Reservation (7 nights) .....	\$ 50

**Points Reservations:**

14 Nights .....	\$278
7 Nights .....	\$189
6 Nights .....	\$179
5 Nights .....	\$159
4 Nights .....	\$119
3 Nights .....	\$99
2 Nights .....	\$69
1 Night .....	\$49

**Last Call Exchange:**

Hotel/Studio .....	\$264
One Bedroom .....	\$294
Two Bedroom .....	\$319

<b>Points Partner Program:</b>	<b>RCI.com</b>	<b>Call Center</b>
Air (per ticket)	\$25	\$52
Car (per car)	\$25	\$52
Entertainment Tickets	\$25	\$89
Hotels	\$25	\$52

**Managing Points:**

Points Saving Fees .....	\$ 26
Extend (under 30,000) .....	\$ 75
Extend (30,000 & above) .....	\$150
Rental Fee .....	\$.03 cents
Guest Certificate .....	\$ 69
Membership Transfer Fee .....	\$ 99

## **WHAT'S HAPPENING AROUND THE ISLAND:**

The Sapori restaurant which is on the edge of our property is still serving a gourmet Italian menu and is still receiving rave reviews from our staff and guests. Next time you visit the resort, leave the car parked and Walk on over to the Sapori Restaurant.

### **NEW RESTAURANTS ON THE ISLAND:**

- The Galveston Island Brewery at 8423 Stewart Road
- The Hub Cap Grill at 2021 Strand Street
- The Gypsy Grill at 2711 Market Street
- The Porch 162 E. Beach Drive #2A
- The Board Game Island at 213 23rd Street

The Galveston's Pleasure Pier, Schlitterbahn and Moody Gardens are still the top three attractions on the Island. All three of these attractions will be a full day of fun so get down to the island as fast as you can and don't forget the suntan lotion to protect those happy faces.

For all the "shoppers" out there, The Galveston Strand is a "must see" place to be when visiting Galveston for the first time or the one hundredth time. You can check out all the upcoming bands, festivals, and tours that take place at The Strand by visiting the website, Galveston.com/downtown tour

I suggest you bring a car when visiting Galveston Island but once you are on the island, there are several tours around the island where you park your car and let someone else do the driving while you relax and enjoy the sites.

- Cool Tours\*\*
- Duck Tours
- Baywatch Dolphin Tours
- Galveston Harbor Tours

\*\*The Cool Tours Van circles the island and you can get on and off as many times as you like. If you see a restaurant you want to try out, just get off the van, when you finish eating just wait for the next Cool Tour Van to come along to take you to your next attraction.

DON'T FORGET TO ADD TO YOUR SCHEDULE THE MONDAY MORNING "MEET THE MANAGER" INFORMATIVE MEETING AT 10:00 AM. This is a must when coming to the Island as our staff is very informative on what is happening on the island and what restaurants serve the best meals at the best prices and we even give you donuts and coffee/juice at this meeting to start your morning right. See you all there.

### **MINI VACATIONS:**

Mini-Vacations (or mini-vacs) are bonus or extra nights for owners to use at their home resort as well as sister properties. You have the opportunity, on a space available basis, to request additional "nightly" time at the resorts. You can request two (2) nights (minimum) per month, per resort. The procedure would be to call the resort where you wish to vacation seven (7) days prior to your desired check-in date. The property staff will determine if there is availability. If there is possible availability you will call back two days' prior for confirmation, only then will you be confirmed. Remember, summer and weekends are usually booked solid. Try requesting a Mon – Wed or a Tues - Thursday date, but there are no guarantees on availability. Please see the Sister Properties below that participate in the Mini-Vac Program:

<b>First Fairway at Walden, Montgomery, Texas</b>	<b>936-582-4477</b>
<b>Inverness at South Padre, So. Padre Island, Texas</b>	<b>956-761-7919, ext #100</b>
<b>Inverness by the Sea, Galveston, Texas</b>	<b>409-683-1006</b>
<b>Villas on the Lake, Montgomery, Texas</b>	<b>936-588-2727</b>

### **INTERNAL EXCHANGES:**

Internal Exchange is a program that is set up for you to exchange your owned week for a week at one of your sister resorts without using an exchange company. The Internal Exchange program has been very popular and successful in the past and we are continuing this program for 2017. To accommodate this program we basically use "weeks" that are available due to an owner placing their unit/week into the Internal Exchange Program. The basic information on how to request an Internal Exchange is below:

- All requests must be in writing and sent to your resort, Inverness by the Sea via email address: management@invernessbythesea.com or by fax: 409- 741-2980 or postal mail to Inverness by the Sea, 7600 Seawall Blvd, Galveston, Texas 77551.
- We need a letter signing your unit/week back over to the Resort for the year you are requesting to travel in so that someone else can use your unit/week. If your "owned" week has passed or the start date is within 90 days of your request, we cannot arrange an Internal Exchange as your unit week could not be placed into the Internal Exchange Program for another owner to use.
- Requests are reviewed and reserved on space available basis within 10 business days.
- Internal Exchange requests should be no sooner than 10 months, and not less than ninety-one (91) days prior to the first day you are requesting to exchange into.
- Fee is payable at check-in and is \$75 - \$100 depending on the resort.

### **PROPERTIES PARTICIPATING IN INTERNAL EXCHANGES FOR 2017:**

(Limited summer availability at all Resorts)  
Inverness by the Sea, Galveston, Texas  
First Fairway at Walden, Montgomery, Texas  
Villas on the Lake, Montgomery, Texas

- \* Inverness at South Padre is closed for eight months for a total exterior rehab so no Internal Exchanges will be available for 2017.

### **INVERNESS BY THE SEA POLICY:**

There is a 30 day notice policy that we need to notify owners about. Please contact the resort no less than 30 days in advance of your vacation week if you are coming to the property, late Spacebanking (less than 30 days) or sending in a guest. You can contact the property via phone, email or fax (please check the "Contact Information" article on the front page). If you have Spacebanked your week prior to the 30 days before your week begins, you do not need to contact us as RCI or any of the other exchange companies, you work with will have provided the resort the paperwork that you will travel through their system. Please help us to enforce this 30 day notice policy.

## Branson Yacht Club Rental Rates:

If you are interested in the owner rental rates for Branson Yacht Club they are as follows:

- \$189 per night for a two bedroom unit
- \$129 per night for a one bedroom unit
- \$89.00 per night for a Hotel room

### Payment by Mail:

Paying by check through the mail is the preferred method of the Association and will help an owner avoid additional fees.

#### For check or money order:

Inverness by the Sea  
P.O. Box 388  
Galveston, Texas 77553

*(Please make check payable to Inverness by the Sea)*

#### For payment by credit card\*:

You may mail your credit card authorization to:  
ICS Management, Attn: Accounts Receivable  
8866 Gulf Freeway, Suite #430  
Houston, TX 77017

*\* A Processing Fee of 2.5% may be applicable to credit card charges.*

## ACTIVITIES AT YOUR RESORT:



Angela, your Property Manager, has worked hard at providing you entertainment at the resort. Here are the current winter activities for owners and guests:

- Monday morning coffee, donuts and Galveston information meeting at 10:00 am (This meeting happens every Monday no matter what season).
- Wednesday night Bingo also serving coffee and cookies.
- Thursday afternoon we have our famous Ice cream social (homemade ice cream).

Starting Memorial Day Weekend is our summer activities:

- Monday morning Galveston information meeting (same as above)
- Wednesday night Hot Dog Bar-B-Que
- Thursday afternoon Ice cream social (homemade ice cream)

### ARE YOU INTERESTED IN BECOMING A BOARD MEMBER?

If you are interested in running for the Board of Directors for the Inverness by the Sea Homeowners association, please send a 150 word or less resume to the offices of ICS management, 8866 Gulf Freeway, Suite #430, Houston, Texas 77017, Attn: Debbie Sansom, no later than 5:00 pm, CST, on February 28, 2017.

You may fax your resume to: 713-378-6421 or email to: [dsansom@icsmanagement.net](mailto:dsansom@icsmanagement.net).

Address Correction Requested



Inverness by the Sea  
c/o ICS Management Corp.  
8866 Gulf Freeway, Suite #430  
Houston, Texas 77017