

# INVER

# NEWS

INVERNESS BY THE SEA • SPRING 2013 • EDITION ELEVEN

## FROM YOUR BOARD OF DIRECTORS:

The island is very calm now, but last week we had people from all over Texas coming down to party with us for Mardi Gras. There were lots of parades and everyone was jumping for those beads. If you have never participated in Mardi Gras before, make sure you come and spend at least one of the weekends in 2014 at Inverness by the Sea to enjoy all the parades and parties taking place during this lively time of year.

Stewart Road is the two-way street behind the Inverness by the Sea resort, and is the main road you use to enter into the property by the tennis courts. Currently Stewart Road is under construction and they have made this two-way street into a one way street going east. The best way to get to the property now would be to drive past the property on Seawall Blvd and turn right on 77th (the street right after the property) then turn right on Stewart Road, then turn right into the property. We have not been informed of the duration of this construction on Stewart Road but it looks like it will be this way at least through the summer.

The Board is so excited to know we have so many new owners that purchased a point's week at our property last year. We welcome you and will do anything we can to help you through this new transition. In this newsletter we have the number to contact the resort directly as well as ICS Management; either number will get you to someone who can help to make sure you have the correct information needed. We all look forward to talking with you or meeting you in 2013.

Around the property we are currently installing:

1. New smoke alarms in each bedroom which brings us up to the new fire code.
2. We have recently completed our yearly extermination of the property.
3. We have repaired the third floor walkway on the west side.
4. The housekeeping department, maintenance department, and of course our Property Manager, Angela Chapman and Assistant Manager, Sandra LaGrone are working hard every day to keep up with the grounds, cleaning the exterior of the buildings and anything the property needs to have done to maintain the resorts appearance inside and outside.

Our newest sister resort, Branson Yacht Club's owners are enjoying the Internal Exchange Program not only with our resort but with the other sister resorts. Don't forget you too can travel to the Branson Yacht Club in Branson, Missouri through the Internal Exchange Program (please see Internal Exchange article in this newsletter for details on making an exchange) or through renting a unit at a reduced "sister resort" fee. Please see the article on Branson Yacht Club Rental rates below.

We hope to see as many owners as possible at the Annual Meeting on Saturday, April 13, 2013.

### BRANSON YACHT CLUB RENTAL RATES:

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

- \$139 per night for a two bedroom unit in the summer months
- \$110 per night for a two bedroom unit all other times of the year
- \$80.00 per night for a Hotel room all year long
- \$70.00 per night for a one bedroom unit all year long

## THE 2013 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 2013 maintenance fee. Listed below are the names of those "lucky 10 winners" for the free 2013 Maintenance Fee. Congratulations to these owners! Next time your name could be listed below:

Fred and Barbara Boshers

Lawrence and Bonnie Snyder

Frank A. Neves

Cesar A. and Jeanette Martinez

Douglas J. and Patricia A. Whitehead

Robert J and Phyllis A. Lee

Jim and Shannon Bailey

Sue Ellen Hall

James and Susan Scott

George and Kyle Hetu

## **2013 ANNUAL HOMEOWNERS ASSOCIATION MEETING AT INVERNESS BY THE SEA**

**The 2013 Inverness by the Sea Annual Homeowners  
Association Meeting will be held on Saturday,  
April 13, 2013 at 1:00 pm in the Inverness by the Sea  
Activity Room. We look forward to seeing all of our  
owners at the Annual Meeting.**

## **BOARD OF DIRECTORS ELECTION RESULTS IN 2012**

Last April, 2012, the election for the Board of Directors was held. The incumbents Richard Powell, Vice President and Randy Schriever, Treasurer were re-elected. Both Richard and Randy work very hard to make sure all maintenance fee money received is spent on all the projects that the resort can afford to complete. Both gentlemen are very open to reviewing new proposals for future projects as well as using their best judgment in proposing alternatives for needed projects around the property. A great big thank you to Richard and Randy for all the work both of them have done in the past and we know with these two on the board we will have a bright future.

## **CONTACT INFORMATION:**

### **INVERNESS BY THE SEA CUSTOMER SERVICE:**

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

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

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

### **FOR PAYMENTS AND BILLING DISPUTES:**

**Bobbye Broadnax, Ext. #115, Monday – Friday,**

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

### **FOR TRANSFERS/DEED BACKS:**

**Eileen Penland, Ext. #117, Tuesday – Thursday,**

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

## **OWNER'S WEBSITE:**

### **ON-LINE CREDIT CARD PAYMENT:**

To go to the owner's website, to pay your maintenance fees, update your address, phone numbers and email address:

1. Type: www.icsmanagement.com
2. Click on: Owner's Corner
3. Under "owners" please "Click here" (in blue print) to go to owner's login.....
4. Then type in your User ID number – listed as your owner number"
5. Then type in your Password (If you do not know your "owner number" and/or "Password", please contact your resort at 409-683-1006.)
6. Then click on the "pay dues" button to pay your maintenance fees on-line with a credit card. Please note there is a 2.5% Convenience Fee charged on all credit card payments.

### **ON-LINE 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 new 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, Contact information

Now you can see how easy it is to keep up with any new Property News as well as any new attractions that are happening on Galveston Island.

### **REMINDERS:**

#### **TRANSFERRING OWNERSHIP:**

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: Eileen Penland

- A copy of the Filed Warranty Deed (filed in Galveston County Clerk's Office) conveying the property from yourself to the new owner.
- New owner's 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.

### **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. 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.
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 your credit card.

### **NEW CHECK CASHING POLICY:**

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check. To make an electronic fund transfer, funds may be withdrawn from your account on the same day we receive your payment, and you will not receive your check back from your financial institution.

### **ADDRESS CHANGE:**

Save yourself \$25.00 by changing your own address "on-line" when moving. If the ICS Management personnel change your address you will be subject to the \$25.00 Address Change Fee.

<b>Week Number</b>	<b>2013 Sunday to Sunday</b>	<b>2014 Sunday Sunday</b>
1	Jan.6-Jan.13	Jan.5-Jan.12
2	Jan.13-Jan.20	Jan.12-Jan.19
3	Jan.20-Jan.27	Jan.19-Jan.26
4	Jan.27-Feb.3	Jan.26-Feb.2
5	Feb.3-Feb.10	Feb.2-Feb.9
6	Feb.10-Feb.17	Feb.9-Feb.16
7	Feb.17-Feb.24	Feb.16-Feb.23
8	Feb.24-Mar.3	Feb.23-Mar.2
9	Mar.3-Mar.10	Mar.2-Mar.9
10	Mar.10-Mar.17	Mar.9-Mar.16
11	Mar.17-Mar.24	Mar.16-Mar.23
12	Mar.24-Mar.31	Mar.23-Mar.30
13	Mar.31-Apr.7	Mar.30-Apr.6
14	Apr.7-Apr.14	Apr.6-Apr.13
15	Apr.14-Apr.21	Apr.13-Apr.20
16	Apr.21-Apr.28	Apr.20-Apr.27
17	Apr.28-May 5	Apr.27-May 4
18	May 5-May 12	May 4-May 11
19	May 12-May 19	May 11-May 18
20	May 19-May 26	May 18-May 25
21	May 26-Jun.3	May 25-Jun.1
22	Jun.2-Jun.9	Jun.1-Jun.8
23	Jun.9-Jun.16	Jun.8-Jun.15
24	Jun.16-Jun.23	Jun.15-Jun.22
25	Jun.23-Jun.30	Jun.22-Jun.29
26	Jun.30-Jul.7	Jun.29-Jul.6
27	Jul.7-Jul.14	Jul.6-Jul.13
28	Jul.14-Jul.21	Jul.13-Jul.20
29	Jul.21-Jul.28	Jul.20-Jul.27
30	Jul.28-Aug.4	Jul.27-Aug.3
31	Aug.4-Aug.11	Aug.3-Aug.10
32	Aug.11-Aug.18	Aug.10-Aug.17
33	Aug.18-Aug.25	Aug.17-Aug.24
34	Aug.25-Sep.1	Aug.24-Aug.31
35	Sep.1-Sep.8	Aug.31-Sep.7
36	Sep.8-Sep.15	Sep.7-Sep.14
37	Sep.15-Sep.22	Sep.14-Sep.21
38	Sep.22-Sep.29	Sep.21-Sep.28
39	Sep.29-Oct.6	Sep.28-Oct.5
40	Oct.6-Oct.13	Oct.5-Oct.12
41	Oct.13-Oct.20	Oct.12-Oct.19
42	Oct.20-Oct.27	Oct.19-Oct.26
43	Oct.27-Nov.3	Oct.26-Nov.2
44	Nov.3-Nov.10	Nov.2-Nov.9
45	Nov.10-Nov.17	Nov.9-Nov.16
46	Nov.17-Nov.24	Nov.16-Nov.23
47	Nov.24-Dec.1	Nov.23-Nov.30
48	Dec.1-Dec.8	Nov.30-Dec.7
49	Dec.8-Dec.15	Dec.7-Dec.14
50	Dec.15-Dec.22	Dec.14-Dec.21
51	Dec.22-Dec.29	Dec.21-Dec.28
52	Dec.29-Jan. 5	Dec.28-Jan. 4

### **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

## 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 1. 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 Delinquency 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 \$200 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.

### NOTE:

- ALL CREDIT CARD PAYMENTS WILL BE SUBJECT TO A 2.5% CONVENIENCE FEE.
- ANNUAL ASSESSMENTS ARE COVENANTS THAT RUN WITH THE LAND; NON RECEIPT OF A STATEMENT DOES NOT RELIEVE YOU OF YOUR FINANCIAL OBLIGATION.
- A \$35.00 charge will be added to your account for any payment that is not honored (bad check, insufficient funds, etc.). If the first payment is not honored for any reason subsequent payments including applicable late fees must be by secured funds (cash, money order, cashier's check).

### RCI CORNER:

New RCI fees as of November 1, 2012:

Weeks:

Service	Call Center USA	Online USA	Call Center CAD	Online CAD
Exchange	\$209.00	\$199.00	\$227.00	\$217.00
Annual Renewal		\$ 89.00*		\$ 88.00*

Points:

Platinum Renewal	\$179.00*	\$176.47*
Points Renewal	\$124.00*	\$122.25*

Exchange Fees on points varies on the number of nights or weeks traveling. Please call the RCI toll free Points Customer Service number at 877-968-7476.

\*There is a discount, if you purchase multiple renewal years.

If you have any questions regarding your weeks rate increase, please contact RCI toll free at 1-800-338-7777.



## HOW CAN I SELL MY TIMESHARE?

Timeshares are deeded property; therefore you have a recorded deed of ownership and have the right to personally sell that property. You can use a timeshare broker, however we just 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 you to use caution and your good sense. Many of these resell 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. Some avenues for such are: Internet seller, The Timeshare Users Group (TUG), E-bay and Craig's List. Some owners have used these four internet companies for successfully 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.

### 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 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 Monday - Wednesday or a Tuesday - Thursday date, but there are no guarantees on availability. If you are interested in the mini-vacation program, the phone numbers for the sister properties are listed below:

First Fairway at Walden, Montgomery, TX.	936-582-4477
Inverness at South Padre, So. Padre Island, TX	956-761-7919, ext#100
Inverness by the Sea, Galveston, TX	409-683-1006
Villas on the Lake, Montgomery, Texas	936-588-2727
Branson Yacht Club, Branson, Missouri	877-861-9826

### 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 2013. 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 FOR INTERNAL EXCHANGES: FEE STRUCTURE

(Limited summer availability at all Resorts)

Inverness by the Sea, Galveston, Texas	\$ 75.00
Inverness at South Padre, South Padre Island, Texas	\$ 75.00
First Fairway at Walden, Montgomery, Texas	\$ 75.00
Villas on the Lake, Montgomery, Texas	\$ 75.00
Branson Yacht Club, Branson, Missouri	\$100.00

## ASK ANGELA: (the most frequently asked questions)

### Questions for Angela:

1. Does the property have internet?
2. What type of equipment is in the Exercise Room?

### Angela responds:

1. Yes, we do have WiFi at the property. We have a computer in the lobby you can use on a first come, first uses basis. There is also WiFi in your unit for you to access.
2. Our Exercise Room has 2 treadmills, 1 elliptical, 1 stationary bike, 4 weight stations that have multiple exercises at each station, and a dry sauna.

## WHAT'S HAPPENING AROUND THE ISLAND

The Sapori (means "flavor" in Italian) restaurant is open. The Sapori restaurant runs independently from Inverness by the Sea but is located adjacent to our property. The Sapori's menu is gourmet Italian and according to our owners and property staff, the food is delicious. Next time you are staying at the property leave the car parked and walk over and try the Sapori for lunch or dinner, we know you will enjoy it.

The Galveston's Pleasure Pier is open and has been running for most of 2012. This attraction is drawing island vacationers, locals around the island, and people from Houston and beyond. This is a fun filled attraction for the young and old. Go to their website at [www.pleasurepier.com](http://www.pleasurepier.com) to check out the great shops, restaurants and fabulous rides you will "no doubt" want to experience.

The Galveston Strand is alive with all the shops (some old, some new), restaurants and museums that have made The Strand one of the "must visit" areas in Galveston. Don't forget to check out the Haunted Mayfield Manor and Pirate Museum that opened last year, they are both family fun.

There are a few new tours around the island. One tour that everyone enjoys is the Galveston Island Historic "golf cart" tours. Of course you will need fair weather to totally enjoy this tour. There is also another tour, "Cool Tours" Van. 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 by and pick you up. The Cool Tour Van is enclosed to enjoy in year round weather conditions.

Make sure to be at the Monday morning meeting where you can get the latest restaurant and tour updates along with a cup of coffee and a donut.

## 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 100 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, Friday, March 2, 2012,

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