

**Volume XXIII**

**June 2011**

**Number 1**

## **President's Message**

On behalf of the Board of Directors, I would like to thank all of the members who participated in our 25th Annual Meeting either in person or by proxy. The meeting was a success and we appreciate your continued support. I am very honored to have been reelected to serve another term on the Board of Directors. Thank you.

Las Vegas is a dynamic vacation destination and The Carriage House is a welcoming and comfortable respite from all of the city's frenzied activities. As Las Vegas continues to evolve, the Board of Directors and Management, continue to work to keep pace. This year we will be completing several projects to maintain and improve the experience you enjoy when you stay at The Carriage House and insure the long-term value of our investment. Last year we remodeled 27 Studios and repainted the outside of the building. This year 17 One Bedroom units will be remodeled, along with a number of improvements to the entrance and landscaping of the property. Please see Amy's report for more detailed information. We have been fortunate to complete all projects without special assessments. In these challenging economic times, it is important to use our money judiciously and to protect our investment; it is just as important for you to become involved in our Association and help to set priorities. Consider attending Board Meetings or running for a Board seat. Just as important is voting or returning your proxy. Become involved and let your voice be heard.

Enclosed with this newsletter are the Annual Meeting Minutes and excerpts from the Annual Audit. If you have any questions, comments or suggestions, please do not hesitate to contact General Manager, Amy Lowell or myself. The Board of Directors, along with the Management Team, and Outrigger Lodging Services, our management consultants, will continue to protect the interests of the members of the Association, while making The Carriage House THE place to stay and enjoy.

**Kriste Mencher**  
**President**

## KNOW YOUR REPRESENTATIVE

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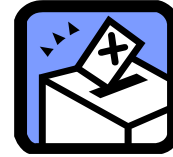
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## 2012 ELECTION



Two positions on the Board of Directors will be open at the 2012 Annual Meeting. Meetings are held three times a year. The July and October meetings are scheduled for two mid-week days. The meeting that is held before the Annual Meeting in March is three days, Thursday - Saturday. Directors are reimbursed for travel expenses and a complimentary room is provided during the scheduled meeting dates.

**APPLICATIONS MUST BE  
RECEIVED NO LATER THAN  
NOVEMBER 1, 2011**

Contact Yvonne Brown by email at [ybrown@carriagehouselasvegas.com](mailto:ybrown@carriagehouselasvegas.com) or by calling 800.221.2301 for an application.

## 2012 ANNUAL MEETING



The 26th Annual Meeting will be held on March 17, 2012. Please mark your calendar and plan to attend.

## CONGRATULATIONS!

Carriage House owners Cleto Bellez and Loomis Hays were the winners of one week visits to The Carriage House. Mr. Bellez won the week awarded to those in attendance at the Annual Meeting. Mr. Hayes won the week awarded to owners who could not attend the meeting but mailed in their ballot. Enjoy your stay!!

## TIMESHARE SCAM ALERT



CHTA owners continue to receive calls from companies offering to buy or sell their week. In most cases an upfront "advertising, appraisal or title search fee" is required. Once paid the company is never heard from again.

A new scam referred to as a timeshare "transfer or rescue relief" program offers to release you from your timeshare if you PAY THEM several thousand dollars. Before entering into this type of agreement contact General Manager Amy Lowell at 800.221.2301.



Preferred HOA Solutions has opened an office on the 9th floor and is selling unsold CHTA weeks, a vacation club and an internet discount shopping program. Please plan to meet with them on your next visit and learn about these exciting products.

Any CHTA owner buying a studio or referring a new owner who purchases a studio, will receive an extra vacation week to use within 12 months from the date of purchase. Contact Yvonne at 800.221.2301 for details. Valid on sales between 06/01/11 thru 12/31/11.

## EMPLOYEES OF THE DECADES

Congratulations to the following employees recognized for their long time service to

The Carriage House.

### 20-25 Years

Lenora Wilson 1987

Amy Lowell 1988

Agnes Chapman 1990

Leticia Garcia 1991

### 15-19 Years

Carmela Benitez 1992

Yvonne Brown 1993

Rubicela Andrade 1994

Hortensia Garcia 1994

Stacey Chorn 1994

Lilia Moreno 1995

Pierrette Shaw 1996

Lidia Ramirez de Avila 1996

### 10-14 Years

Olivia Flores 1997

Maura Gonzalez 1997

Debbie Martinsen 1997

Julie DeMayo 1998

Antonio Cortez 1999

Evelyn Rosinke 1999

Nancy Elliott 1999

Heather Booker 2000

Maria Estrada 2000

Vince Capra 2001

Lisa Miller 2001

## LOBBY MINI MARKET

Enjoy the convenience of the Mini Market located at the Front Desk. Open 24 hours a day, available items include, milk, bread, candy, eggs, energy drinks, frozen foods, ice cream, juices, snacks, souvenirs and personal items.

For additional groceries including beer, wine and liquor simply order online with "Vacation Provisions" and your items will be delivered on the day of your arrival and placed directly in your room.

Contact them by phone at 866.544.7955

or on their website

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



## FROM THE GENERAL MANAGER

No doubt the past few years have been difficult. However, under the direction of the Board of Directors, Outrigger Lodging Services, along with our owners and staff, The Carriage House continues to thrive. Last year, due in part to careful planning and saving we were able to spend over \$1,000,000 in improvements to our property. The majority of the money was spent on 27 Studios that were completely remodeled by the firm of Robb and Stucky. The rooms are beautiful, in fact we even won an award for their design! We also spent money on improvements to the heating, air conditioning and computer systems, the repainting of the building and new awnings. While the actual start date has been delayed, we began work on designing a new Fire and Life Safety System. This year we plan to spend another \$1,000,000 in improvements to the property. The improvements include a new block wall, fencing, landscape and signage along Harmon Avenue. The parking area will be repaved and a new accessible route added for those guests using wheelchairs and/or scooters. The existing barbecue area is being redesigned and will provide wheelchair access. While we had hoped this project would have been completed by now, there were delays in obtaining the necessary permits. The completion date will be later this summer. Another large project this year will be the remodeling of 13 One Bedroom Master Units, 2 One Bedroom Units and 2 Handicapped Units. The design will be the same as the one that received the award. Work begins in June and should be finished by the end of August. We have also installed wireless internet throughout the building. It is provided free to all our owners and guests.

Our Annual Maintenance Assessments continue to be one of the lowest in the industry and we have not had a special assessment in over 25 years. Comments by our guests continue to be favorable. You can read them on [www.tripadvisor.com](http://www.tripadvisor.com). If you have any questions about these projects or any other issues, please do not hesitate to contact me.

Amy Lowell  
General Manager

**THE CARRIAGE HOUSE TIMESHARE ASSOCIATION  
MISSION STATEMENT**



**To provide a vacation experience of unmatched warmth  
and sincerity and to treat all of our owners and guests as  
lifetime friends.**