



News & Views

Published by the Lake Carlos Villas Cooperative Association

FROM THE TREASURER

FROM THE FINANCIAL STANDPOINT: STILL TOO GOOD TO BE TRUE!

Think about it again Owners! There are dozens of resorts (maybe all) in the Alexandria Lakes area where the weekly rental for any one, two, or three bedroom cabin is **hundreds of dollars more** than the annual dues (maintenance fee) which you pay to Lake Carlos Villas Cooperative Resort (LCV) for your vacation unit. Even with the 4% across the board dues increase for 2022 and the seasonal surcharges for summer, 2-season and holiday season weeks, you could, if you chose to, spend two or more times as much per week for your vacation week at another resort in the Alexandria Lakes area, with fewer amenities and less equity in your portfolio. Yes, the cost has now gone up for the first time since 2008, and, yes dues are likely to go up in the future. Yes, as likely as the sun rising in the east, but the management team of LCV has and will continue to work hard to minimize any increase, and continue to provide you the owners with a quality vacation experience at your resort.

Over the past four years we have used reserve funds (savings) to make significant improvements, upgrades and repairs to many of the physical facilities of LCV. More will be done over the next three to four years with the concurrence of you, the owners. This is the best deal in town; it is true, let's keep it that way. Now with complimentary membership in Interval International and more equitable vacation week exchanges, LCV is even a better deal for your dollar. Enjoy your stay.

In 2021, we completed the reroofing of the entire resort. This project took a few years. We continue to upgrade furniture, mattresses, appliances and the units themselves as cash and personnel permit.

For the year ending 2021:

Operating Revenue.....	\$375,195
Operating Expenses.....	\$396,856
Operating Deficit.....	\$21,661
Operating capital for 2022..	\$213,601
Reserve as of 12-31-2022....	\$100,007
Outstanding Debt.....	\$0.00

PRESIDENT'S CORNER

SPRING MAINTENANCE WEEKEND

April 22-24, 2022

I would like to extend an invitation to our owners to join us at our annual Spring Maintenance Weekend April 22, 23, and 24. Lodging is provided on a "first call, first served basis". Please contact me with your questions, or to make your reservations. You may call or text me at 612-756-1269 or email me at jakeandnancy@msn.com. Looking forward to seeing you in April!

Nancy Seth

VOLUNTEER HELP NEEDED

We need volunteer backup and support for our computer database that we use in the office. We are using Microsoft Access on a Windows 10 computer. If you are interested, call the office or Dale Schneiderhan at 763-607-6922

ARTICLE FROM PAUL RUDBERG

We still have some donation money left in the tree fund. Last Fall we planted four new maple trees to replace some of the trees we have lost in recent years. It has been suggested that the remaining money be used to plant some drought resistant flowering bushes to help beautify the resort. One location would be by the library deck between the deck and the lake.

Thanks to the owners who have made a donation to the tree fund. If any owner would like to make a donation, please contact the Lake Carlos Villas office at 1-320-846-1784



**LAKE CARLOS VILLAS
BOARD OF DIRECTORS**

Nancy Seth, President
jakeandnancy@msn.com

Judi Johnson, Vice-President
walleye820@gmail.com

James Overtoom, Treasurer

Pam Docken, Secretary

Tom Lindquist, Director

Paul Rudberg, Director

Pete Schwingle, Director

Kevin Smith, Director

Doug TenEyck, Director

News & Views

Published by the Lake Carlos Villas
Cooperative Association
Lake Carlos Villas
3954 County Road 42 NE
Alexandria, MN 56308
320-846-1784
lakecarlosvillas@yahoo.com
www.lakecarlosvillas.com

Upcoming Board Meeting:

Sunday, April 24, 2022

Lake Carlos Villas Library

Time TBD

Real Estate Taxes

The following numbers may be used
for your Real Estate Tax deductions
on 2021 forms:

1 Bedroom	\$28
2 Bedroom	\$47
2 Bedroom/Loft	\$58
3 Bedroom	\$67

GOOD EXTRA USAGE RATES FOR OWNERS

Check the website for Extra Usage rates, including Advance Reservations and Bonus Time rates. Please note that there is a 3-day minimum and payment is due upon making reservations. www.lakecarlosvillas.com

NOTES FROM OFFICE STAFF

Good News! The President of the Board just informed us that we are now officially affiliated with Interval International. Owners should be receiving an email informing them of their Interval International membership number and a welcome packet in the mail.

Owners who will be depositing their week(s) with an exchange company it's a good idea to deposit your week(s) as far in advance as possible in order to increase the trading value.

If address, phone number, or email has changed, please contact the office with these changes so we can update our records.

Owners of fixed week(s) please take a look at the timeshare calendar on our website for arrival dates . This can be found in the LCV Picture section of our website.

Please give us a call (320-846-1784) if you have any questions.

SPECIAL ONE-TIME OFFER

Lake Carlos Villas Cooperative (LCV) has several unused trading credits at RCI Exchange Company. As a special one-time offer, LCV is making these RCI trading credits available to current LCV Members. To participate in this special one-time offer, the LCV member must have paid all past dues and fees, along with 2022 dues and surcharges for all their weeks. Also, a current week's membership in RCI is required.

After the funds are received, LCV would move the purchased credits into your RCI account and you could use them to exchange via RCI. These credits would have the same value as other RCI credits and could be combined or extended with RCI for their normal fee.

The credits are in various groups of credits with varying expiration dates. When purchasing the credits, you must buy an entire group. An example: if you wanted 9 credits and all that is available is a group with 10, you would have to buy all 10. Assignment of the groups will be done by the LCV office based upon the LCV member's request and availability.

<u>FROM</u>	<u>THROUGH</u>	<u>Price per credit</u>
Saturday, February 26, 2022	Friday, March 4, 2022	\$12.00
Saturday, March 5, 2022	Friday, March 11, 2022	\$11.00
Saturday, March 12, 2022	And later until all trading credits are gone.	\$10.00

To order RCI Trading Credits, call the LCV office at 320-846-1784 or email at lakecarlosvillas@yahoo.com.