

Volume XXXI

June 2020

Number 1

President's Message

On behalf of your Board of Directors, I would like to thank all the owners who participated in our 34th Annual Meeting, either in person or by proxy. For those of you unable to attend, we hope to see you at our next meeting. I would like to congratulate Stuart Sturm, who was re-elected to serve a second, three-year term on your Board of Directors.

In 2019, we were very busy! The guest elevator interiors were remodeled, our landscaping updated, new pool furniture purchased, and the lobby received new furniture and window coverings. We purposely did not do as many projects as have been done in previous years, as we were saving money for the next phase of our guest room renovations. This project, which begins in June, includes 21 guest rooms and the replacement of four plumbing stacks. Once these four stacks are completed, it will leave just 10 out of 28 yet to be replaced. These 21 rooms will be completely renovated, including new kitchens, wallcovering, flooring, updated bathrooms and new furniture and artwork.

The Coronavirus situation has no doubt had a tremendous impact on all of us, including the Carriage House. While the property could only be made available to timeshare owners, our management team worked very hard to retain as much staff as possible, and to use this opportunity of low occupancy to complete lots of deep cleaning and repairs. We are obviously hopeful for a return to normalcy sometime soon.

Enclosed with this newsletter are the 2020 Annual Meeting Minutes and excerpts from the 2018/2019 Annual Audit. If you have any questions, comments or suggestions, do not hesitate to contact General Manager Amy Lowell or me.

Thank you for your continued support!

Jay Koritzinsky
CHTA President

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KNOW YOUR DIRECTORS

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You may also send correspondence to the following address: The Carriage House
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2021 ELECTION



Two positions on the Board of Directors will be open at the 2021 Annual Meeting.

Meetings are held three times per year: March, July, and October. The March meetings are held over three days, Thursday – Saturday and include the Annual Meeting. The July meeting is usually held by teleconference and the October meeting is one or two days.

Directors are reimbursed for travel expenses and provided with a complimentary room for the meeting dates. Ballot applications must be received no later than November 1, 2020.

For an application, contact Amy Lowell by phone at 702.777.1050 or by email at alowell@carriagehouselasvegas.com.

2021 ANNUAL MEETING



The 35th CHTA Annual Meeting will be held on Saturday, March 13, 2021 at 9:30 am.

The Carriage House does not offer electronic voting. However, if you would like to receive your Annual Meeting Notice via email, please contact the CHTA Accounting Controller, Terry Suski at tsuski@carriagehouselasvegas.com.



If you or your guests have any special needs or requests, please contact Guest Services prior to your arrival date. This will allow our staff to be of better assistance. The Carriage House has a number of accessible ADA rooms, as well as TTY equipment for the hearing impaired.

CONGRATULATIONS TO OUR WINNERS!

Three Carriage House seven day vacations were given away at the 2020 Annual Meeting.

John B. from New Mexico and Daniel G. from Las Vegas won the weeks awarded to the owners attending the meeting in person.

Rose W. from California won the week awarded to those owners unable to attend the meeting yet mailed back their ballot.

Thank you to all the owners who attended the meeting or sent back their proxy and/or ballot. Owner participation is important to the continued success of our association.



TIMESHARE SCAMS CONTINUE

If you no longer need or want your Carriage House timeshare, contact General Manager Amy Lowell by phone at 702.777.1050 or by email at alowell@carriagehouselasvegas.com.

Unlike some timeshare resorts, The Carriage House owners have options. **YOU DO NOT HAVE TO PAY A COMPANY TO TAKE IT BACK.** Some of our owners continue to pay thousands of dollars which is completely unnecessary.

Always contact the CHTA staff if you have any questions about a solicitation to buy, sell or trade your timeshare.

CONGRATULATIONS!

Thank you to our employees recognized for their long time service at The Carriage House.

25-33 Years

Lenora Wilson 1987
Amy Lowell 1988
Leticia Garcia 1991
Carmela Benitez 1992
Rubicela Andrade 1994
Stacey Chorn 1994
Hortencia Garcia 1994
Lilia Moreno 1995

20-24 Years

Lidia Ramirez 1996
Pierrette Shaw 1996
Nancy Elliott-Finn 1999
Evelyn Rosinke 1999
Heather Booker 2000

14 -19 Years

Lisa Miller 2001
Tom Shaw 2002
Joe Kilburg 2004
Tom Plummer 2004
Narciso Morales 2004
Antonieta Cortez 2005
Norma Velasco 2005
Jesie Arias 2006
Eleazar Enriquez 2006
Francisco Espinoza 2006

10-13 Years

Silvia Gonzalez 2007
Marisol Andrade 2008
Alexa Solano 2008
Norma Cervantes 2008

RESERVATION POLICY UPDATE

The Carriage House Project documents were updated earlier this year and the Split Week Reservation rule change approved.

Split Week Reservations

A week may now be split into seven individual night stays, still with only one Saturday night allowed, on a space available basis. The Owner will pay the associated split week fees for each split. Split week reservations may be booked 0-90 days in advance and confirmed on a space available basis. The split week fees remain unchanged and subject to tax of 13.38%.

Studio \$25
One Bedroom \$30
One Bedroom Master \$35
Two Bedroom \$45

Carryover Time

Normally carryover time must be booked and used by August 31st of the following year. However, because of COVID-19, temporary changes have been implemented to allow owners extra time to use their 2019 and 2020 weeks.

- Unused 2019 time is now available for use through 08/31/21.
- Unused 2020 time is now available for use through 08/31/22.

Although, the "expiration" dates have been extended, owners must still follow the policies when booking in or out of their owned season. Carryover time can be booked 0-90 days prior to arrival and will be confirmed on a space available basis.

We hope this extra time will allow all of our Carriage House owners the opportunity to use their time.

FROM THE GENERAL MANAGER

I hope this newsletter finds all of our owners and their families well and recovering from this unbelievable time our country has been experiencing. As of this date, we are grateful to report that we are unaware of any Carriage House employees, owners, guests or vendors that have been sick with COVID-19.

Like the rest of the country, on March 15th, life at the Carriage House turned upside down very quickly. On March 14th we had a busy hotel with owners visiting for the Annual Meeting and other guests and owners here for the March Madness basketball games. Virtually the next day, everyone began checking out and the cancellations started to come in very quickly. Since then, we have remained open on a limited basis to only Carriage House owners and exchange guests. We have had just three to four rooms occupied per day and been completely closed to rental guests. We hope our owners will start to return this summer and will open rooms for rent on a limited basis sometime in the future.

Unfortunately, the majority of the staff were furloughed and are collecting unemployment. We hope that as the country and economy recover, we will be able to bring them back to work. For the time being, they have been able to keep their health insurance, provided they continue to pay their portion of the premium. Employees that remained working, have been busy with deep cleaning, painting, and making repairs to the rooms and building. We have also used the time to make repairs to the entrances and parking lot which have been delayed in the past due to high occupancy. We are optimistic about the future as our phones are still busy with owners calling about their week, making payments and booking future reservations.

We wish everyone good health in the coming year and look forward to seeing you on your next visit!

Amy Lowell
General Manager
702.777.1050

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.

