

### STORMS HIT CAUSEWAY IN SEPTEMBER

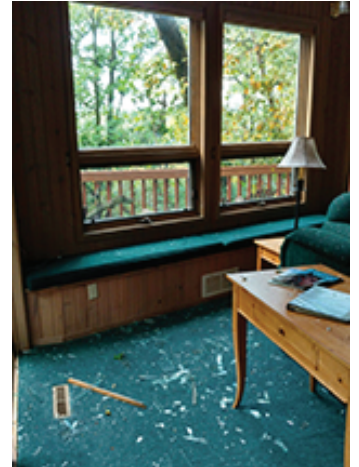


September was a very difficult month for our resort. On September 20, a severe storm with strong winds came through our resort causing a great deal of damage. Couple this storm with a previous

hail damage claim, Causeway has an approved claim in the neighbor of \$1,100,000 from our insurance company that should cover much of the damages done to the resort. Three (3) building roofs have already been re-shingled with one (1) more to follow in the spring.



Other damage from the storm includes: tree damage and removal, hail damage to approximately 12 buildings as well as maintenance, Marina storage, and smaller sheds. Heavy wind damaged many of the same 12 buildings plus a number of other buildings. Some other buildings saw damage to fascia, soffits and siding. Tree branches came through some windows in various units, causing rain to ruin carpeting and furniture. Tree damage also damaged gutters, skylight, decks and railings and gas grills on various buildings.



Along with the damage, the cleanup was extensive for our maintenance crew as well as outside contractors. Needless to say, the above is only a partial list of damage. There is still much work to be done to complete the repair from these storms.



### GOOD NEWS CAUSEWAY OWNERS!!

**RENT A BONUS WEEK for 2018. THE BONUS WEEK PROGRAM CONTINUES TO BE AVAILABLE.** We are now offering bonus weeks for Causeway owners for only \$400.00 per week. There are only a limited number of bonus weeks available at a first- come- first- serve basis.

**INTERESTED?** Call the Causeway office at 1-218-963-3675. 27 Bonus weeks have been booked for February, March and April so far. These weeks go fast. Call now!

# IMPORTANT RESORT MAINTENANCE COMPLETED IN 2017



The list below show a number of the major projects and upgrades completed in 2017. These and other items go a long way in keeping our resort functioning and looking good.

New furnishings/replacements in units:

4 new Stoves, 2 new dishwashers, 4 new stacked washers and dryers, 3 new dishwashers, 3 new water heaters, 6 new

grill units, 6 new main TVs, 4 new loft TVs, 3 new furnaces (one in the maintenance shop)

## **Remodeling and Updates:**

Unit 14 – replace cracked tile and rotten floor boards in entry, Unit 16 – replace sub flooring, cement board around hot tub and Install new 12” tile, Unit 25 – new kitchen tiled floor, Unit 39 – foundation holding hot tub reinforced, Unit 45 – repaired two cracks in hot tub and reinforced structure, Units 17, 38 and 47 - pull up toilets, replace subfloor retiling where required and set toilets, Unit 41 – replaced sink, vanity tops and faucet, Unit 41 – re-shingled roof and were able to finish the loft bathroom that ended up requiring mold and tile removal and new tile floor.

Our maintenance crew does a great job of working on different project throughout the resort. Due to the storms in September, they all have been very busy with a number of projects to repair and restore. Many of these folks have multiple skills which allow them to do various important tasks throughout the resort.

**THANK YOU! KEEP UP THE GREAT WORK!**





## CAUSEWAY ON GULL RENTAL PROGRAM

Our rental program continues to work well for not only our owners but to anyone that would like to rent at Causeway. Some of our owners advertise in various publications to rent their unit, yet this program is another option for our owners to rent their units. Use both methods to double your chances of renting your unit. Again, call the office if you are interested in renting your week or are looking to rent a week. Remember, this program contains Causeway Owner's weeks and are not part of the Bonus Week rentals.

Causeway is also using *Expedia* to list some rental weeks which has increased the chances of renting units that have not yet rented through our rental program. Expedia is another positive avenue to move rental weeks and promote our resort.

## VACATION OWNERSHIP FOR LESS

Vacation Ownership For Less continues to be a successful program developed specifically at the request of timeshare associations to assist buyers and sellers. VOFL is simply a real estate company specifically dedicated to **timeshare resale** efforts, handling these transactions exactly the same as if you were selling your own home. VOFL provides their services in accordance with all Minnesota Real Estate Statutes, and with absolutely no upfront or hidden costs. VOFL has units for sale from individual owners and also has some units that our Causeway on Gull Association has secured (unsold developer weeks) that are now being offered at a good price.

INTERVALS (WEEKS) change on VOFL. CHECK THEM OUT ON-LINE OR CALL FOR INFORMATION. Interested in another week at Causeway or possibly for purposes of banking and trading for a vacation in a warm destination, don't hesitate to contact Vacation Ownership for Less. Sales Associates are available to help you. **Prices have never been better.** Let your friends as well as your adult children know there are good buys available.



The web site is [www.vacationownershipforless.com](http://www.vacationownershipforless.com) and a link is available from our Causeway on Gull web site. Keep your eye on the above web site for changes or phone VOFL at 218-562-6435 for updated information.



## WINTER IS A GREAT TIME OF YEAR TO OWN A WEEK AT CAUSEWAY



### IMPORTANT REMINDER!! ESTATE PLANNING AND TIME SHARE UNITS

Proper planning for your heirs can save them significant time, cost and headaches. Every year the association sees situations in which an owner's family is forced to pay thousands of dollars and spend hours of time that would not have been necessary had the ownership of the timeshare week been considered and handled properly in the deceased owner's planning. Many times these owners will have paid an attorney to prepare a good estate plan and, either because the owner did not tell the attorney of the timeshare week or the attorney did not understand the nature of the timeshare week or just because its "only a timeshare week", the ownership of the timeshare was not properly dealt with like other assets and therefore must be dealt with totally on its own at significant expense.

For complete information on Estate Planning and Time Share Units go to our Causeway on Gull Web site at [WWW.CAUSEWAYONGULL.ORG](http://WWW.CAUSEWAYONGULL.ORG). Go to Site Menu Tab "Estate Planning".

## Fraudulent Resale and Title Transfer Companies still Plague Industry

As a reminder, even with the improvement in the economy and in the timeshare industry as a whole, fraudulent operators still are running rampant throughout the thousands of timeshare associations across the country. And sadly, things are no different at Causeway on Gull. Causeway currently has a number of units in the hands of scammer; we lose maintenance fees from these weeks and will eventually need to foreclose, which cost our association money.

Please do not let yourself become victims of these scams!

Our Association has worked hard to provide a properly Minnesota licensed real estate company, Vacation Ownership for Less, to work with owners needing to buy or sell timeshare properties. We have a Management Company to assist with all proper procedures for making title transfers. And, we are always here to discuss options for owners if some circumstance has made it difficult to pay a particular year's annual maintenance fee.

If someone calls or writes to you unsolicited about these issues, it is nearly always a scam! Please take advantage of the opportunities made available by your association, and only deal with credible and licensed companies when conducting resale or other title transfer business. Don't be the next timeshare scam victim!



OUR ASSOCIATION'S WEB SITE IS [WWW.CAUSEWAY-ONGULL.ORG](http://WWW.CAUSEWAY-ONGULL.ORG).

The WEB site has a link to our FACEBOOK Page.

Or go to <https://www.facebook.com/CausewayOnGull>. When you visit Facebook, "like us" and become a Causeway Friend. Watch both the WEB site and Facebook for the latest resort information and features.

**ENJOY THE WINTER SEASON!!**