



Deleau Vive

Fall 2009

Hotel de L'Eau Vive

315 Tchoupitoulas Street • New Orleans, Louisiana

House of Living Waters

Hotel de L'Eau Vive

BOARD OF DIRECTORS 2009-10

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315 Tchoupitoulas Street, New Orleans LA 70130
(504) 592-0300 • Tom@hotel-deleauvive.com

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TOM THIELE, Chairman

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Le Calendrier

Upcoming Board of Directors Meetings:

*Teleconference, if needed,
Dec. 9, 2009, 10am

*Full meeting, Feb. 18, 2010, 10:30am

Maintenance Fee Bills:

All bills were mailed October 12, 2009

Maintenance Fees, For Week 5 through 52:

Maintenance Fees are due January 1, 2010,
and delinquent January 10, 2010

Maintenance Fees, For Week 1 through Week 4:

Maintenance Fees are due December 1, 2009
and delinquent December 10, 2009

**MAINTENANCE FEES MUST BE PAID
prior to confirmation of usage
or by January 1st, 2010**

Letter from the Board Chairman

Greeting to all our owners. Another year has nearly passed, and we have just completed our annual board meeting. We welcomed two new board members, Stan Smith and David Ford. Stan, who received the highest number of votes, will serve for a full three-year term and David will complete the term of Belva Chevis, who resigned, for one year. Both will be eligible for re-election at the completion of their present terms. We are sharing the activities of your board via a copy of the minutes, also printed in this newsletter.

So far this season, the weather has been kind to us, with no hurricanes paying visits. And the best news, perhaps, is that we have completed a number of open maintenance issues and updated many units in the older buildings with new stoves, as well as a redecorated lobby. The owners who attended our board meeting were quite complimentary of the changes they have noted.

We did find it necessary to make a \$20 increase in the maintenance fee, to \$665 per unit annually, which is needed to cover ongoing maintenance in our older facilities, somewhat neglected during the reconstruction phase on the Annex. We have also reinstated a collections program for owners who are seriously in arrears. If fewer owners pay maintenance fees, it raises the cost for the remaining owners who are regular in their payments. You can review our operating budget for 2010, approved by your board, also printed in this newsletter.

As always, we welcome suggestions and comments from our owners. We continually strive to make Hotel de L'Eau Vive a facility we are all proud to own, and that we eagerly recommend to our friends. As before, owners will receive a credit towards their maintenance fees for all guests they send to us, or for new owners that join as a result of your recommendations. Call the office for details.

Again, thank you to all for your continued support. See you in New Orleans. Y'all come!

Tom Thiele, Board Chairman

Hotel De L'Vive Owners Association Annual Meeting Of The Board Of Directors

September 17, 2009

The meeting was called to order by Chairman Tom Thiele at 10:38am. A quorum was established with the present members of the Board: Tom Thiele, Larry Kaufman, Tom Bowes, Birdex Copeland, and Stan Smith. Janet Frumveller Murillo attended as staff representative. Board members absent were: Ellen Harris and David Ford. Six non-board members were present.

The agenda was modified to allow for voting for vacancies on the Board as set forth in the most recent newsletter. A total of 291 proxies votes were received from owners by the established deadline. The 280 ballots from Association weeks under the Board's control were cast as per the proportion voted by the owners. The results were: Stan Smith (251), David Ford (194), and Paul Alexander (126). Based on the votes, it was moved that Stan Smith, who received the highest number of votes, will assume the new three year term on the Board, and David Ford, with the second highest number of votes, will assume the remainder of the one year term of the recently resigned board member, Belva Chevis. Motion carried.

The minutes from the previous meeting were approved.

OWNER COMMENTS:

The owners present were complimentary of recent improvements to the properties, with specific reference to unit cleanliness and stability of the staff. The owner of 101A voiced displeasure with the

reduction in the size of the unit. After a discussion of possible accommodations for owners affected, the issue was tabled for a future meeting. Notices will be sent to all affected owners.

BOARD OFFICERS:

Tom Thiele was re-elected Board Chairman, and Birdex Copeland, Jr. was elected Secretary. Stan Smith was introduced to the Board.

PRESIDENT'S REPORT:

The board discussed the written report distributed by Tom Bowes. The goals for 2010 will include repairing all Formica countertops in Phase I, enhancing bathrooms in Phase I, placing TV's in the bedrooms similar to Phases II and III, and replacing carpet in several units in Phase I. A projected Interior Maintenance Plan for 2010 includes \$35,000 for carpet, WiFi for Hotel guests, TV's and completion of Phase II punch list. A questionnaire about the numerous problems of the large tubs will be sent to owners for suggestions. Tom said now that "Katrina's problems are behind us, and with an increase in our owner base and with new rental programs showing improvement, we can position ourselves for a promising future."

MARKETING:

Birdex Copeland raised a question about the possibility of advertising available units on eBAY and other related internet sites. The Board agreed to wait another

year for success with the current programs.

FISCAL MANAGEMENT REPORT:

After a discussion of the written financial reports, the Board agreed to form an Internal Audit Committee for future reports. The collection agency has been "reasonably" successful, collecting \$37,000+ of delinquent fees.

NEW BUSINESS:

1) After a discussion of the proposed 2010 Budget of \$962,060, based on a maintenance fee of \$665, the budget was approved. This is a fee increase of \$20. The 2010 Budget is predicated on fees from 1,350 units. 2) A lease agreement with Property Rentals International was approved. 3) After a discussion of Tom Bowes progress on Performance Objectives, a motion was passed establishing that Tom Bowes Management Company continue managing Hotel De L'Eau Vive through June 2011.

FUTURE MEETINGS:

A telephone conference is scheduled for December 9, 2009. A face-to-face meeting will be scheduled for February 18, 2010.

The meeting was adjourned at 1:00 pm.

Tom Thiele, Chairman
Birdex Copeland, Jr., Secretary

Lagniappe

TASTING & TOURING RUM &/OR BEER

***Celebration Distillation offers tours and tastings at the **Old New Orleans Rum Distillery**. The tour offers an intimate and detailed look at the distillation process from beginning to end. All tours conclude with a visit to the tasting room. Become a connoisseur as you experience the subtle flavors of distinctive rums. On occasion the distillers will offer samples of new rums not yet on the market. Times: Monday - Friday 11am, 2pm; Saturday 11am, 2pm, and 4pm. Location:

Upcoming in New Orleans...

Old New Orleans Rum, 2815 Frenchmen Street. Call 504. 945.9400.

*** One of the oldest craft breweries in the United States, the **Abita Brewing Company** is currently poised to become a nationally renowned household beer. See and taste for yourself in a one hour tour.

Located about 45 minutes from the French Quarter, Abita Brewing gives tours on Wednesday, Thursday, and Fridays at 2pm on Saturdays at 11am, 12pm and 2pm. Tasting Room Location, 166 Barbee Rd., Covington. Call 985.893.3143 ext. 201.

THE PLAY'S THE THING BROADWAY RETURNS TO N'AWLINS

Broadway Across America brings touring companies of big New York hits (mostly musicals) to New Orleans and other cities across the US. The New Orleans season will be held in the Mahalia Jackson Theater for the Performing Arts in Armstrong Park. The schedule: October 27-November 1, 2009 - Cats; December 1-6, 2009 - The Color Purple; February 2-7, 2010 - Mamma Mia!; March 24-April 11, 2010 - Wicked; June 8-13, 2010 - Avenue Q. Ticket information, 1-800-218-7469.

Enhancing Our Property through Rules & Regulations:

IMPORTANT INFORMATION, Fall/Winter, 2009

Please read and keep for future reference

The HDLV Board of Directors, as well as staff and management, consider our rules and regulations essential to our ability to meet and exceed the expectations of our owners. Should you have questions regarding enforcement of these policies, please contact us by writing, emailing or calling. We suggest that this issue of the newsletter be kept in your records, and filed with your other Hotel de L'Eau Vive documentation.

Maintenance Fee Schedule:

- Maintenance Fee Bills are mailed in mid-October. Since all owners are informed about the maintenance fee schedules, timely payment is the responsibility of the owner whether a bill is received or not. Payment is due on time in any case, and non-receipt of a bill is not a viable excuse for failure to pay on time. If you didn't get a bill, call the hotel for the amount due.
- Due Dates depend on the weeks owned, as follows.

For Weeks 5 through 52 (i.e., most weeks):

- Maintenance Fees are due January 1 of every year.
- Grace Period (to allow for mail delays, etc.) exists from January 1 to January 10.
- Any payments which are not received at the hotel office at 315 Tchoupitoulas Street on or before January 10 will be declared delinquent, and on January 11, will have a 10% late fee added to the bill.
- One month later (February 12) the Louisiana Timeshare Act allows interest up to 12% APR to be charged on all unpaid balances. (So far we have not exercised this option, but we might have to if too many owners fail to pay their fees.)

For Week 1 through Week 4:

In order to provide a reasonable lead time prior to usage of these early weeks, all of the above schedules are advanced one month when applied to the first four weeks (i.e. for weeks 1 – 4, the fees are due December 1, delinquent December 11, and interest option begins end of December).

Delinquent Units:

As an owner it is your responsibility to keep your fees paid on time. You cannot use your delinquent unit in any way.

- You cannot do any of the following unless your account is paid in full:
 1. Occupy the unit yourself
 2. Give your week to a friend or associate to occupy

3. Trade it for a week at another resort
4. Use the week/unit for in-house exchange
5. List the week/unit in the rental pool
6. Rent the week/unit out yourself
7. Sell the week/unit

Usage Forms:

Usage forms must be returned to HDLV management at least 90 days prior to your week. Weeks 1-4 are expected to submit usage forms at least 30 days prior to week.

Offering Units for Rent:

- A unit/week must be placed in the rental pool no later than 90 days before the owner's week.
- After a unit/week is entered into the system for rental, the owner must give 90 days notice to remove the unit/week from the rental system.
- If only a portion of a unit/week is rented, the owner can expect to receive a pro rata share of the rental pool proceeds only if HDLV is 100% rented for the entire week. Owners also have the option of renting the unused balance of the week themselves, therefore accepting full responsibility for the suite.

Usage Notification:

- If HDLV does not receive notification regarding your usage, it is reasonable for management to assume you will be using your week. Therefore, if the hotel does not receive notification to rent your unit/week, and you do not arrive to use your unit/week, your unit/week will remain empty and its usage lost for the year. No substitute weeks

will be given and no rental pool proceeds will be disbursed. This policy is strictly enforced. Also, please be aware that in-house exchange requests must be made 90 days in advance.

Check Out Procedures:

- All owners receive one hour of free cleaning after departure. However, cleaning required beyond this hour will be charged at a rate of \$25 per hour to the owner's account.
- Guests checking out later than the published check out time will be charged \$25 per hour after scheduled time.

Discounted Rates:

- Failure to comply with the discounted rate policy will subject the guest to the full rack rate upon check in, as well as the loss of any future rate discounts to the owner.

Early Week Owners:

- For owners of Week 1, Week 2, Week 3 and Week 4 — please make arrangements to pay maintenance fees early if you intend to exchange your week and call your exchange company at least sixty days prior to your week. Weeks will not be released prior to payment of all maintenance fees. We are not responsible for lost weeks of an owner due to late deposits or late payment of maintenance fees.

HOW TO CONTACT THE HOTEL

Contact Information:

Front Desk Number: 504/ 592-0300 • Fax Number: 504/ 592-0335

Reservations Desk Hours: Tuesday to Saturday, 8:30 a.m. to 4:30 p.m. CST

Mailing Address: 315 Tchoupitoulas Street, New Orleans, LA 70130

Owners, please include your email address in your correspondence

Email Addresses:

HDLV's e-mail address: info@hotel-deleauvive.com

Reservations: Fanci Hoffmann: Fanci@hotel-deleauvive.com

Jan Murillo: Janet@hotel-deleauvive.com

Website Address:

hotel-deleauvive.com

A note about our website: Our website has an owner area that requires a login and password to access. For those who would like to be able to fully use the site, the login is 'hotel' and the password is 'owner'.

HOTEL DE L'EAU VIVE OPERATING 2010 BUDGET

	2010 Budget Proposed
EXPENSES G&A	
Wages and Employee benefits	\$366,000
Casual labor	\$2,000
Guest Services	\$30,000
Insurance general	\$70,000
Insurance Group	\$21,500
Property taxes	\$45,000
Ofc Supplies/Postage/Equip rep	\$14,200
Supplies,linen and laundry	\$25,000
Professional fees	\$6,000
Management fee	\$81,160
Maintenance Elevator	\$3,000
Interior repairs and maintenance	\$70,000
Interior maintenance FF& E.	\$12,000
Exterior maintenance	\$10,000
Taxes & Fees	\$400
Hotel Security	\$3,000
Telephone	\$20,000
Computer Expenses	\$14,000
Energy	\$60,000
Water and sewer	\$20,000
Bank & credit Card	\$15,000
Cable	<u>\$4,500</u>
Total Expenses G&A	\$892,760

Detailed budget analysis is available upon request

Payments can be mailed to HDLV, 315 Tchoupitoulas St., New Orleans, LA 70130
Credit Cards can also be called in to the hotel at: (504) 592-0300.

Hotel De L'Eau Vive's Calendar for 2010

1. Jan 01	-	Jan 08	•	28. Jul 09	-	Jul 16
2. Jan 08	-	Jan 15	•	29. Jul 16	-	Jul 23
3. Jan 15	-	Jan 22	•	30. Jul 23	-	Jul 30
4. Jan 22	-	Jan 29	•	31. Jul 30	-	Aug 06
5. Jan 29	-	Feb 05	•	32. Aug 06	-	Aug 13
6. Feb 05	-	Feb 12	•	33. Aug 13	-	Aug 20
7. Feb 12	-	Feb 19	•	34. Aug 20	-	Aug 27
8. Feb 19	-	Feb 26	•	35. Aug 27	-	Sep 03
9. Feb 26	-	Mar 05	•	36. Sep 03	-	Sep 10
10. Mar 05	-	Mar 12	•	37. Sep 10	-	Sep 17
11. Mar 12	-	Mar 19	•	38. Sep 17	-	Sep 24
12. Mar 19	-	Mar 26	•	39. Sep 24	-	Oct 01
13. Mar 26	-	Apr 02	•	40. Oct 01	-	Oct 08
14. Apr 02	-	Apr 09	•	41. Oct 08	-	Oct 15
15. Apr 09	-	Apr 16	•	42. Oct 15	-	Oct 22
16. Apr 16	-	Apr 23	•	43. Oct 22	-	Oct 29
17. Apr 23	-	Apr 30	•	44. Oct 29	-	Nov 05
18. Apr 30	-	May 07	•	45. Nov 05	-	Nov 12
19. May 07	-	May 14	•	46. Nov 12	-	Nov 19
20. May 14	-	May 21	•	47. Nov 19	-	Nov 26
21. May 21	-	May 28	•	48. Nov 26	-	Dec 03
22. May 28	-	Jun 04	•	49. Dec 03	-	Dec 10
23. Jun 04	-	Jun 11	•	50. Dec 10	-	Dec 17
24. Jun 11	-	Jun 18	•	51. Dec 17	-	Dec 24
25. Jun 18	-	Jun 25	•	52. Dec 24	-	Dec. 31
26. Jun 25	-	Jul 02	•	53. Dec 31	-	Jan 07
27. Jul 02	-	Jul 09	•			

PERMIT NO. 2250
NEW ORLEANS, LA
U.S. POSTAGE PAID
STANDARD
PRESORTED

Hotel De L'Eau Vive
315 Tchoupitoulas Street
New Orleans, LA 70130

Hotel De L'Eau Vive

315 Tchoupitoulas Street
New Orleans LA 70130
FAX: 504/ 592-0335

2010 OWNER USAGE FORM

In order that we may plan the usage of your suite in accordance with your wishes, please check-off the appropriate response. After all maintenance fees are current, Resort Management II's reservations staff will then confirm your usage decision in writing. **Be sure to follow the HDLV calendar, as HDLV's calendar doesn't always correspond with II's calendar. You may mail or fax this form to us.**

_____ We will occupy our suite/week at Hotel De L'Eau Vive. We understand our week runs Friday to Friday.

_____ We wish to use another week at Hotel De L'Eau Vive. Please check the following dates:

1. Arrival Date: _____ Departure Date: _____

We understand there is a \$40.00 charge for In-House exchanges and that written confirmation is required.

_____ We will contact INTERVAL INTERNATIONAL (II) for an exchange request using either their DEPOSIT FIRST program, their REQUEST FIRST program, or their SPACE BANK program. (Please refer to your II Membership & Exchange Guide or call II direct at 1-800-621-1884.)

_____ Please place our suite for rent at your suggested rate:

Lock-off:	\$ 85.00 per night
Efficiency:	\$165.00 per night
One-Bedroom Suite:	\$190.00 per night
Two-Bedroom Suite:	\$230.00 per night
Two-Bdrm/Two Bath Suite:	\$250.00 per night
Three Bedroom & Atrium Suite:	\$315.00 per night
Penthouse Suite (403A)	\$360.00 per night

We understand the reservations staff may reduce the suggested rate to encourage as much rental as possible. Should we wish to change usage, we may deposit our week with Interval International's Flexchange Program; II and the HDLV reservations staff must receive at least 14 days notification prior to the commencement of our week.

Please **Print** Name _____ Signature/Date _____

Suite: _____ Week: _____

Home Telephone Number: _____ Business Telephone Number: _____

The HDLV II Board of Directors of the Owner's Association requires all maintenance fees to be current prior to the confirmation of any usage, rental or exchange.

NOTICE TO OWNERS ELECTING TO RENT THEIR SUITES: The HDLV Boards I & II voted unanimously at the annual meeting in September, 1994, to "pool" rental monies collected. If you choose not to participate in this manner **do not list your unit with Resort Management II for rent.** All rents collected will be distributed proportionally to the published rental rates

Usage forms must be returned to HDLV Management at least 90 days prior to your week. With the exception of weeks 1-4, usage forms must be received at least 30 days prior to your week.

PLACE
STAMP
HERE

Hotel De L'Eau Vive
315 Tchoupitoulas Street
New Orleans, LA 70130