

INVER

NEWS

PRESENTED BY YOUR BOARD OF DIRECTORS - INVERNESS AT SOUTH PADRE • SUMMER 2012

MANAGED BY: ICS MANAGEMENT CORPORATION

From the Inverness at South Padre Owners Association President:

Please take the time to review the directions on "How to make a reservation". With the new website, there are new directions on how to get to the owners area to make a reservation. If you are using a previously "book mark link" for the online system, you will need to manually type in the web address to access updated web page information. I never want to see anyone miss out on a reservation at our beautiful Inverness at South Padre Resort.

We are continuing the mandatory wrist band program this summer and we have hired someone to walk the property and remove people that are not registered owners/guests at our property. So far this is working perfectly, we have had to request "non-registered" guest to leave the property numerous times this summer. Hopefully, this policy will advise all trespassers that such activity is not permitted. Therefore, please recognize our policy and don't forget to put on those wristbands as we hate to harass anyone who is properly vacationing at the property.

As you know, you can bring a pet to Inverness at South Padre while vacationing as long as you pay the \$150.00 non-refundable pet fee. We are now also requiring for pet registration that a "specific" bright color, five inch long tag be placed on the collar or leash when you are outside of the unit with your pet. If anyone of our employees, owners, guests sees a dog without this "dog tag" around the collar or leash, please report the unit number that is in violation of the "pet tag rule" and the owner/guest will have to pay the \$300.00 "non-registered" pet fee. This may seem harsh but we have to spray the unit after a pet leaves the property to eliminate fleas as well as extra vacuuming to remove the dog hairs/dander for the owners that are allergic to pet hair. Help us out with this problem. If you love your pet and want to travel with them, pay the initial \$150.00 pet fee. If you see a pet on property without a pet tag, notify the property manager.

Last year we advised you that we were going to sell four (4), two (2) bedroom timeshare units as whole owned (one owner that will own all 52 weeks). The property has received contracts on all that we are selling and we will be closing on these units throughout the summer months. This is great news as there is so much we need to do around the property and a few extra dollars won't hurt with those projects. We will of course also look into using those funds to help reduce future annual dues as much as possible.

As far as improvements with the interior of the units, during the first week of June we received 37 new Queen Mattress sets and 8

twin sets. They were immediately placed in the units and so far the mattress sets are given high praise for comfort while sleeping from everyone; but it has been rumored they are a little tall for our shorter owners. We will just have to wait and see what you think of our new mattress sets. We also recently purchased 15 new 32" flat screens for the living rooms to replace those older model T.V.'s. Back in December, 2011 we rehabbed four units with new kitchen and bathroom cabinets along with new shower stalls, mirrors and toilets. These four units are looking great with their updated kitchen and bathrooms.

Well, we are in our peak season right now and it is surely getting hotter by the day but you all know that at Inverness at South Padre we enjoy that magnificent sunrise in the morning and all the sunshine that beats down on that beautiful ocean just a few steps from our units.

I hope to see all of you at the Annual Meeting on October 5, 2012.

Sincerely,

Joseph Edwards, President

Inverness at South Padre Homeowners Association

Board of Directors Election Results:

At the October 2011 Annual Homeowners Association Meeting, the election for one board member was held. The incumbent Bill Cobb was re-elected. Bill Cobb has been on this board for quite a few years and is always watching out for not only the dollars but also the pennies that are left in his care. Bill also takes the time out of his busy schedule to represent all the members by participating on two committees: Long Range Planning and the Budget Committee. Congratulations to you Bill, we are so happy to have you remain on the Board of Directors.

2012 INVERNESS AT SOUTH PADRE Annual Homeowners Meeting

This year, the 2012 Inverness at South Padre Annual Homeowners Meeting will be held on South Padre Island:

Date: Friday, October 5, 2012

Time: 1:00 p.m.

Location: La Quinta Inn & Suites,

7000 Padre Blvd., South Padre Island, Texas 78597

Immediately following the annual meeting, we will have an Owners' get-together at the Inverness at South Padre in Unit #300. We will be looking forward to seeing all of you at the Annual Meeting and hopefully thereafter at the get-together.

What is the best way to pay my maintenance fees?

If you have a computer, iPhone or iPad, you can save time and go online (24 hours, 7 days a week) to pay the yearly maintenance fees with your credit card*. You can also go online (directions below) and make partial payments or advance payments on your account.

You can pay any future year's maintenance fees at any time. If you pay a future maintenance fee, we will send you an invoice for the difference when the annual maintenance fee is billed. We bill the annual maintenance fee in mid-October every year. You can also start a credit on your 2013 maintenance fees by paying a partial payment every month starting now or whichever month you choose. This way you can get a head start on paying your annual maintenance fees prior to receiving the actual statement in October. Any partial pre-payments will be credited to the amount due for the next year and the balance will be billed in October when the annual maintenance fee is billed.

So check it out online, test it and you will find this is a great way to pay your maintenance fees.

Just remember, it can take up to 5 business days to process any form of payment whether sending payments to the Association Lockbox, Resort, online or at the ICS Corporate Office.

To go on line and make a payment, please visit:

www.ICSMangement.com

Click on "Owner's corner"

Under Owners, "Click here"

Then type in your User ID Number

Then type in your Password

If you do not know your User ID and Password, Please contact:

Owner Services Department: 956-761-7919 or

ICS Management Offices: 713-378-6447,

Then click on the "Pay Dues" button to pay your Maintenance Fees online.

If you are paying the full balance enter your Credit or Debit Card* information. If you are paying an amount less than the amount listed, change the "Payment Amount" to the amount you desire to pay and enter your Credit or Debit Card* information.

Once you log in to your online account you can view your existing reservations (just in case you forgot your vacation dates), change your password or you can update/edit your owner information (address, phone number, email address) all this can be done while sitting on your comfortable couch in your own living room. Now that is service of the best kind.

If you want to pay your advance or current year maintenance fees via check, money order or cash you can pay cash at the resort or the ICS Management Corporate Office. If you are paying by money order or check, forward to the Inverness at South Padre, Dept. 1938, Denver, CO 80291-1938 and your account will be credited within five (5) business days after receipt. Once you have verified that you have paid the correct amount and have a credit on your account, you may go ahead and make a reservation online.

*NEW FEE FOR CREDIT CARD PROCESSING:

If you use a credit card to pay your maintenance fees, a 2.50% "convenience fee" will be added to your credit card transaction.

Mini Vacations:

Mini Vacations is a program set up to allow owners not only at Inverness at South Padre but owners at the Sister Resorts to use two nights, per month, per resort of space available unit/weeks at a reduced price on a space available basis. If you are interested in checking the availability at the resorts, you can call the phone numbers listed below 7 days prior to your vacation date to see if there is any possibility of availability. Then you will need to call back 2 days in advance for confirmation of the mini-vacation. The price per night varies at the different properties; it ranges from \$50.00 per night to \$100.00 per night. Remember, summer weeks are hard to reserve as they are usually booked up by the owners in the resort. Just a suggestion, instead of requesting weekends, try requesting weekday dates, sometimes owners and RCI guests check out early; you could benefit from their loss in vacation days.

Texas Resorts:

First Fairway at Walden, Montgomery, TX 936-582-4477

Inverness at South Padre, So. Padre Island, TX . . . 956-761-7919

Inverness by the Sea, Galveston, TX 409-683-1006

Villas on the Lake, Montgomery, TX 936-588-2727

Missouri Resort:

Branson Yacht Club, Branson, MO 877-861-9826

Internal Exchange:

The Internal Exchange Program enables you to trade into the other Sister Resorts in Texas and Missouri. This program is not to be confused with the mini-vacation program. The Internal Exchange Program allows you to trade your vacation week to stay for a week at either your own resort or with one of our sister resorts. You must exchange and receive a week within the same year. Below I have listed all the steps needed to participate in the Internal Exchange Program:

- All requests must be in writing and sent to Inverness at South Padre via email at invernessspi@gmail.com or fax to 956-761-4415, or postal 5600 Gulf Blvd., South Padre Island, TX 78597 Attn: Norma
- We need a letter signing over your unit/week back to the resort for the year you are requesting to travel in so that someone else can use your unit/week.
- Requests are reviewed and reserved on a space available basis within 10 business days.
- Internal Exchange requests should be no sooner than ten (10) months, not less than ninety one (91) days prior to the first day you are requesting to exchange into.
- Fee is payable at check-in and is between \$75.00 to \$100.00 for the exchange.



Credit Card Processing at the Resort or at the ICS Management Offices:

When calling into either the ICS Corporate Office or the ICS Inverness Site Office to pay your maintenance fees with a credit card, please remember it can take up to five (5) business days to process your credit card and add the usage on your account to enable you to make a reservation. Don't wait until the last minute thinking that if you go online a day before the reservation date opens and pay with a credit card that you will be able to make a reservation immediately as that often is not the case. **AGAIN – PAY AT LEAST FIVE (5) BUSINESS DAYS IN ADVANCE TO ASSURE THAT PAYMENT AND USAGE ARE PLACED ON YOUR MAINTENANCE FEE ACCOUNT.**

New Check Cashing Policy:

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check. To make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

Your property manager, Phil Leach, wishes to remind everyone of the following:

1. Maximum occupancy per units is:
 - a) One bedroom – 4
 - b) Two bedroom – 6
2. Check-in time is 4:00 pm
3. Check-out time is 10:00 am
4. Try and be considerate to guests on the balconies below and beside you by **NOT FEEDING THE BIRDS FROM THE BALCONIES.**
5. Hanging towels and clothes on the balconies is prohibited; we want our beautiful property to shine.
6. City Ordinance #02-04 for the Town of South Padre Island reads:
 - Shade devices (Umbrellas, Tents, Canopies, etc.) can be used in the public beach area until sunset.
 - Shade devices left in the public beach area after sunset will be removed and could result in a fine of up to \$500.00 a day
7. City Ordinance #10-13 for the town of South Padre Island reads: The City of South Padre Island is prohibiting parking on the "right-of-way" located 200 feet east of Padre Boulevard "right-of-way" to the west "right-of-way" line of Gulf Boulevard between the hours of 8:00 am and 9:00 pm for the dates of March 1 – September 15 of every year unless your vehicle displays a hurricane return sticker.
8. Address Change: Save yourself \$25.00 by changing your own address online when moving. If the management personnel changes your address you will be subject to the \$25.00 Address Change Fee.

Resale or Exchange Timeshare Advisory:

As outlined herein, the Association has currently approved for the Compass Resort Group, an independent sales company, to assist with timeshare sales at the property. However, we are aware of other third parties offering to resale, exchange or trade the owners timeshare to relieve the owners of future maintenance fee obligations or other assessment fee obligations. Many of these third parties request a fee upfront and they further wish to have the owner sign documents authorizing that third party to sell the owners timeshare. These third party companies may imply that they will take over the property if the owner should elect to exchange the owner's current timeshare for ownership in another timeshare or vacation program. We ask you to exercise extreme caution on any such proposed transaction because unfortunately some of these third parties do not uphold their end of the bargain and the owner does not find out about such until well after the transaction has taken place. We advise all of our owners, as well as other timeshare owners, to be cautious of any such proposals, as all too often the owners end up incurring additional costs and/or are left responsible for back maintenance fees because the third party failed to conduct a proper transfer. Such owners may wish to consult with their attorney and/or the ICS corporate office to confirm that a transfer of ownership actually occurred and the corresponding maintenance fee obligations have in fact been taken care of, as often misrepresented by such third party.

Please understand that we value our owners and continue to strive to better the timeshare industry. We support the efforts of the American Resort Development Association (ARDA) and we want all timeshare owners to know that there are legitimate resellers and rental agents out there but please exercise due caution when entering into any business transactions. We will periodically post any other associated sales team on the ICS Management website and we invite our owners to review such.

How can I sell my Timeshare?

Timeshares are deeded property and therefore you have a recorded deed of ownership of that property and have a right to personally sell that property. You can use a timeshare broker, however we just caution you when you use a "resale" broker; some of our owners have complained saying they gave money to a broker and never got their week sold. As outlined in the timeshare advisory, herein, when choosing someone to sell your timeshare week for you we ask you to use caution. As outlined herein, many of these companies are "scam" companies and often do not properly take all necessary steps to relieve the owner of their obligations and therefore that owner is often stuck with additional costs. Do also be caution of "trades-ins". Many timeshare sales companies conduct "trade-ins" and request that an owner trade their current unit/week in to the company as consideration for buying into another timeshare resort. We caution our owners to be leery of any such transaction as if the "trade-in" could be conceived as fraud the Association has no obligation to honor the fraudulent transfer. The internet is often a good means to sell your deeded unit/week and further look up any information on third party sales teams or businesses in the timeshare sales. Some avenues for such include: Internet seller, The Timeshare Users Group (TUG), and you can always consider E-bay or Craig's List for potential sales options. If you sell your unit/week please forward the information listed below

to ICS Management.

1. A copy of the RECORDED WARRANTY DEED (Filed at the Cameron County Clerk's Office).
2. The address, telephone numbers, email address for the new owner.
3. A check in the amount of \$100.00 Processing Fee payable to ICS Management.

Forward to: ICS Management, 8866 Gulf Freeway, Suite # 430, Houston, Texas 77017, Attn: Eileen Penland

How to make a Reservation if you are Not a Points Owner:

First thing to remember is you can reserve a week at Inverness at South Padre, 13 months in advance every Monday morning at 1:00 a.m. CT. Please see examples below:

If today were:	You could book for 2013:
Monday, July 23, 2012	Saturday, Aug 24 – Aug 31, 2013
Monday, July 30, 2012	Saturday, Aug 31 – Sept. 7, 2013

NOTE: You can also reserve any week prior to the current open date; starts with January 5, 2013 (week #1), please see Reservation Opening Dates for 2013 – 2015 for exact open dates. **Remember you must book within your Ownership season if you are making a reservation to vacation at the property.**

Resort Calendar Seasons:

(Calendar used when reserving at the Resort)

Red:	Weeks 01 – 16, 25 – 38, 50 – 52
White:	Weeks 17 – 24, 39 – 44
Blue:	Weeks 45 – 49

R.C.I. (Resort Condominium International) Seasons:

Red:	Weeks 01 – 03, 09 – 52
White:	Weeks 04 – 08

To Reserve a unit/week at Inverness at South Padre:

1. If you have a -0- balance, you can reserve a 2012 unit/week reservation.
2. You must have a credit balance equal to your 2012 maintenance fees in order to reserve a 2013 unit/week (reservations can be made up to thirteen months in advance). AT THIS TIME, you can yourself apply the credit of the 2012 maintenance fees on your account with your credit card by clicking on the "pay dues" then enter credit card information (there is a 2.50% Convenience Fee added to all credit cards transactions) and you will have a credit on your account. Remember, it can take up to five (5) business days to process credit cards and apply usage. **DON'T WAIT UNTIL THE LAST MINUTE, APPLY YOUR 2013 CREDIT AT LEAST FIVE (5) BUSINESS DAYS IN ADVANCE TO INSURE PROPER CREDIT FOR RESERVING A MONDAY MORNING RESERVATION.** If you do not remember the amount you paid for the 2012 maintenance fees please call either Inverness at South Padre at 956-761-7919, ext. #100; Norma Coleman or you may call the ICS Management corporate office at 713-378-6447, ext. #115; Bobbye Broadnax.

Now that you have either a -0- balance for a 2012 reservation or a full year credit of the 2012 maintenance fees to book for 2013; it is time to reserve your unit/week. Please follow the same instructions as going online to make a payment. You would go to the website: www.ICSMangement.com on webpage, click "Owner's Corner", under Owners, "click here", then enter your user ID and password (if you do not know the user ID and password, please contact the resort or ICS Management corporate office to receive these two numbers). Once you are in your account, click on "Make a Reservation", Click on the month and date (check-in/check-out) on the two calendars then click "check rates and availability", then click "select", then click "make reservation". If there is **AVAILABILITY** you will then receive a Reservation Confirmation Screen. If the reservation week is **UNAVAILABLE** (no units available) the "no availability" screen will appear. You must hit your "back" button and make a new date selection.

IF YOU RECEIVE THE SCREEN THAT SAYS.....

1. "OWNER HAS NO MORE USAGE", please make sure you had a credit on your account at least five (5) business days

prior to your reservation "open" date which is needed to add the usage onto an account.

2. "IS BOOKING OUT OF SEASON", please make sure you are booking a week within your season at the resort. We have listed those seasons in the first part of this article.

If you have verified everything you are doing is correct, please call the resort at 956-761-7919, ext. #100. The resort staff will check and resolve any problem that may be happening with your account.

IF YOU RECEIVE A SCREEN THAT SAYS ANYTHING ELSE OTHER THAN THE ABOVE MESSAGES, YOU DID NOT GET INTO THE AVAILABLE UNITS FOR THAT SPECIFIC WEEK. YOU WILL NEED TO HIT YOUR "BACK" BUTTON AND MAKE A NEW DATE SELECTION.

REMINDER: If you do not have access to a computer via home, family, friend or public library you can still send a written reservation request via post office to 5600 Gulf Blvd., South Padre Island, Texas 78597 or fax 956-761-4415. We have supplied you a written request below in this article that you can fill out and forward to the resort personnel to make a reservation for you. This is not going to be the fastest alternative as the resort personnel office is not open at 1:00 am CT. We can only set up reservations at 8:00 am CT on Monday which is many hours past the open "date" time. You will likely be more successful to try and reserve a week on your own via the internet. All reservations that are not done online must be in writing and forwarded to the Inverness at South Padre Resort.

SPACEBANKING REQUESTS:

If you are requesting a spacebank reservation, the procedure **HAS REMAINED THE SAME**, forward a request in writing (please use the form below) with your RCI number to the Inverness at South Padre Office via:

Post Office:	Inverness at South Padre 5600 Gulf Blvd. South Padre Island, Texas 78597 Attn: Norma
Fax #	956-761-4415
Email Address:	invernessspi@gmail.com

We will process your RCI spacebank request within 10 business days.

RESERVATION REQUEST FORM:

Name: _____

Address: _____

I own: Acct# _____

I am requesting a 2012 ___ 2013 ___ 2014 ___ reservation request for:

Week# _____ Week# _____ Week# _____

Week# _____ Week# _____ Week# _____

I am requesting my unit/week to be spacebanked with RCI:
YES NO RCI# _____

*Using this form does not guarantee that you will receive your reservation request. All reservation requests are handled on a first come, first reserved basis.

How to make a Reservation if you are a Points Owner:

When you are ready to reserve a vacation, please call 1-877-968-7476 an RCI Points Representative will be available to assist you. Remember, your points are already deposited into your account on your anniversary date for you, as long as your maintenance fees are paid.

2012

2013

2014

Remember, you can make a reservation 13 months in advance as long as you have one year's maintenance fee credit on your account.

RESERVATION OPENING DATES FOR 2013 TO 2015

2013		2014		2015	
Opening Date	Week #	Opening Date	Week #	Opening Date	Week #
12/05/11	1	12/03/12	1	12/02/13	1
12/12/11	2	12/10/12	2	12/09/13	2
12/19/11	3	12/17/12	3	12/16/13	3
12/24/11	4	12/24/12	4	12/23/13	4
01/02/12	5	12/31/12	5	12/30/13	5
01/09/12	6	01/07/13	6	01/06/14	6
01/16/12	7	01/14/13	7	01/13/14	7
01/23/12	8	01/21/13	8	01/20/14	8
01/30/12	9	01/28/13	9	01/27/14	9
02/06/12	10	02/04/13	10	02/03/14	10
02/13/12	11	02/11/13	11	02/10/14	11
02/20/12	12	02/18/13	12	02/17/14	12
02/27/12	13	02/25/13	13	02/24/14	13
03/05/12	14	03/04/13	14	03/03/14	14
03/12/12	15	03/11/13	15	03/10/14	15
03/19/12	16	03/18/13	16	03/17/14	16
03/26/12	17	03/25/13	17	03/24/14	17
04/02/12	18	04/01/13	18	03/31/14	18
04/09/12	19	04/08/13	19	04/07/14	19
04/16/12	20	04/15/13	20	04/14/14	20
04/23/12	21	04/22/13	21	04/21/14	21
04/30/12	22	04/29/13	22	04/28/14	22
05/07/12	23	05/06/13	23	05/05/14	23
05/14/12	24	05/13/13	24	05/12/14	24
05/21/12	25	05/20/13	25	05/19/14	25
05/28/12	26	05/27/13	26	05/26/14	26
06/04/12	27	06/03/13	27	06/02/14	27
06/11/12	28	06/10/13	28	06/09/14	28
06/18/12	29	06/17/13	29	06/16/14	29
06/25/12	30	06/24/13	30	06/23/14	30
07/02/12	31	07/01/13	31	06/30/14	31
07/09/12	32	07/08/13	32	07/07/14	32
07/16/12	33	07/15/13	33	07/14/14	33
07/23/12	34	07/22/13	34	07/21/14	34
07/30/12	35	07/29/13	35	07/28/14	35
08/06/12	36	08/05/13	36	08/04/14	36
08/13/12	37	08/12/13	37	08/11/14	37
08/20/12	38	08/19/13	38	08/18/14	38
08/27/12	39	08/26/13	39	08/25/14	39
09/03/12	40	09/02/13	40	09/01/14	40
09/10/12	41	09/09/13	41	09/08/14	41
09/17/12	42	09/16/13	42	09/15/14	42
09/24/12	43	09/23/13	43	09/22/14	43
10/01/12	44	09/30/13	44	09/29/14	44
10/08/12	45	10/07/13	45	10/06/14	45
10/15/12	46	10/14/13	46	10/13/14	46
10/22/12	47	10/21/13	47	10/20/14	47
10/29/12	48	10/28/13	48	10/27/14	48
11/05/12	49	11/04/13	49	11/03/14	49
11/12/12	50	11/11/13	50	11/10/14	50
11/19/12	51	11/18/13	51	11/17/14	51
11/26/12	52	11/25/13	52	11/24/14	52

Week Number	Saturday to Saturday	Saturday to Saturday	Saturday to Saturday
1	Jan 7 - Jan 14	Jan 5 - Jan 12	Jan 4 - Jan 11
2	Jan 14 - Jan 21	Jan 12 - Jan 19	Jan 11 - Jan 18
3	Jan 21 - Jan 28	Jan 19 - Jan 26	Jan 18 - Jan 25
4	Jan 28 - Feb 4	Jan 26 - Feb 2	Jan 25 - Feb 1
5	Feb 4 - Feb 11	Feb 2 - Feb 9	Feb 1 - Feb 8
6	Feb 11 - Feb 18	Feb 9 - Feb 16	Feb 8 - Feb 15
7	Feb 18 - Feb 25	Feb 16 - Feb 23	Feb 15 - Feb 22
8	Feb 25 - Mar 3	Feb 23 - Mar 2	Feb 22 - Mar 1
9	Mar 3 - Mar 10	Mar 2 - Mar 9	Mar 1 - Mar 8
10	Mar 10 - Mar 17	Mar 9 - Mar 16	Mar 8 - Mar 15
11	Mar 17 - Mar 24	Mar 16 - Mar 23	Mar 15 - Mar 22
12	Mar 24 - Mar 31	Mar 23 - Mar 30	Mar 22 - Mar 29
13	Mar 31 - Apr 7	Mar 30 - Apr 6	Mar 29 - Apr 5
14	Apr 7 - Apr 14	Apr 6 - Apr 13	Apr 5 - Apr 12
15	Apr 14 - Apr 21	Apr 13 - Apr 20	Apr 12 - Apr 19
16	Apr 21 - Apr 28	Apr 20 - Apr 27	Apr 19 - Apr 26
17	Apr 28 - May 5	Apr 27 - May 4	Apr 26 - May 3
18	May 5 - May 12	May 4 - May 11	May 3 - May 10
19	May 12 - May 19	May 11 - May 18	May 10 - May 17
20	May 19 - May 26	May 18 - May 25	May 17 - May 24
21	May 26 - Jun 2	May 25 - Jun 1	May 24 - May 31
22	Jun 2 - Jun 9	Jun 1 - Jun 8	May 31 - Jun 7
23	Jun 9 - Jun 16	Jun 8 - Jun 15	Jun 7 - Jun 14
24	Jun 16 - Jun 23	Jun 15 - Jun 22	Jun 14 - Jun 21
25	Jun 23 - Jun 30	Jun 22 - Jun 29	Jun 21 - Jun 28
26	Jun 30 - Jul 7	Jun 29 - Jul 6	Jun 28 - Jul 5
27	Jul 7 - Jul 14	Jul 6 - Jul 13	Jul 5 - Jul 12
28	Jul 14 - Jul 21	Jul 13 - Jul 20	Jul 12 - Jul 19
29	Jul 21 - Jul 28	Jul 20 - Jul 27	Jul 19 - Jul 26
30	Jul 28 - Aug 4	Jul 27 - Aug 3	Jul 26 - Aug 2
31	Aug 4 - Aug 11	Aug 3 - Aug 10	Aug 2 - Aug 9
32	Aug 11 - Aug 18	Aug 10 - Aug 17	Aug 9 - Aug 16
33	Aug 18 - Aug 25	Aug 17 - Aug 24	Aug 16 - Aug 23
34	Aug 25 - Sep 1	Aug 24 - Aug 31	Aug 23 - Aug 30
35	Sep 1 - Sep 8	Aug 31 - Sep 7	Aug 30 - Sep 6
36	Sep 8 - Sep 15	Sep 7 - Sep 14	Sep 6 - Sep 13
37	Sep 15 - Sep 22	Sep 14 - Sep 21	Sep 13 - Sep 20
38	Sep 22 - Sep 29	Sep 21 - Sep 28	Sep 20 - Sep 27
39	Sep 29 - Oct 6	Sep 28 - Oct 5	Sep 27 - Oct 4
40	Oct 6 - Oct 13	Oct 5 - Oct 12	Oct 4 - Oct 11
41	Oct 13 - Oct 20	Oct 12 - Oct 19	Oct 11 - Oct 18
42	Oct 20 - Oct 27	Oct 19 - Oct 26	Oct 18 - Oct 25
43	Oct 27 - Nov 3	Oct 26 - Nov 2	Oct 25 - Nov 1
44	Nov 3 - Nov 10	Nov 2 - Nov 9	Nov 1 - Nov 8
45	Nov 10 - Nov 17	Nov 9 - Nov 16	Nov 8 - Nov 15
46	Nov 17 - Nov 24	Nov 16 - Nov 23	Nov 15 - Nov 22
47	Nov 24 - Dec 1	Nov 23 - Nov 30	Nov 22 - Nov 29
48	Dec 1 - Dec 8	Nov 30 - Dec 7	Nov 29 - Dec 6
49	Dec 8 - Dec 15	Dec 7 - Dec 14	Dec 6 - Dec 13
50	Dec 15 - Dec 22	Dec 14 - Dec 21	Dec 13 - Dec 20
51	Dec 22 - Dec 29	Dec 21 - Dec 28	Dec 20 - Dec 27
52	Dec 29 - Jan 5	Dec 28 - Jan 4	Dec 27 - Jan 3
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Resort Calendar Seasons:

- Red: Weeks 01-16, 25-38, 50-53
- White: Weeks 17-24, 39-44
- Blue: Weeks 45-49



Owner Customer Service:

Payments and Billing Disputes:

Resort Phone Number: 956-761-7919 ext #100

Resort email address: invernessspi@gmail.com

Please forward all reservation requests to the invernessspi@gmail.com email address.

Resort Fax number: 956-761-4415

ICS Management Telephone Numbers: 713-378-6447

For Transferring Ownership: Eileen Penland,
Ext#117

Email Address: Eileen.penland@icsmanagement.net



**Are you interested in becoming
a Board Member?**

If you are interested in running for the Board of Directors for the Inverness at South Padre Homeowners Association, please send a 100 word Resume to the offices of

**ICS Management, Attn: Debbie Sansom
8866 Gulf Freeway, Suite #430
Houston, Texas 77017**

no later than **Friday, August 17, 2012, 5:00 pm, CT.** You may fax your resume to: **713-378-6421** or email to **dsansom@icsmanagement.net**

Address Correction Requested



Inverness at South Padre
c/o ICS Management Corp.
8866 Gulf Freeway, Suite #430
Houston, Texas 77017