

# The Villas at Flying L Guest Ranch

"Who says you cant have it all has never been to the Flying L"



Dear Owners and Family of the Villas at Flying L Guest Ranch,

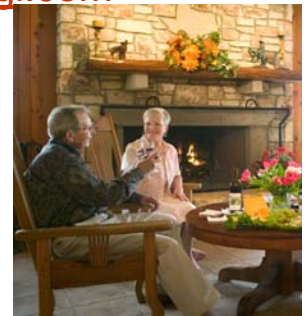
Welcome to the Villas at Flying L. We hope that you enjoy our take on happenings at the Flying L Guest Ranch. If you have suggestions concerning the kinds of articles or content you would like to see in the Villas at Flying L Website, please contact Andrea Anglin at [reservations@flyingl.com](mailto:reservations@flyingl.com)

## Overview

Over the years, we have received lots of feedback from you, our owners. Some of it has been solicited, and many of you have taken the time on your own initiative to let us know of your experiences at our resort – but we have valued every single comment, positive or negative, as a means of improving our facilities and services. We cannot be the resort we aspire to be without your input.

For some time now we have made it a practice to make sure that every guest/owner comment receives a personal response from one of our employees. We thought that by responding to you, we were “closing the loop” in this aspect of service. But we have recently had a revelation: “closing the loop” means much more than communicating with you. It means making sure that we correct any problems the first time we hear of them, so that you or someone else doesn’t have to write about the same problem again.

You, our owners, are the reason we all come to work in the morning. By engaging each and every employee to take personal responsibility for your satisfaction, we are renewing and expanding our commitment to providing you what we promised you – a great vacation every time you visit.



Owners enjoying Breakfast in the Main Dining Hall

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## About Us

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**Ya’ll ever thought of owning a piece of a genuine Texas Ranch? If you have then here is your chance! At the Flying L Guest Ranch we have saddled up and entered the exciting Vacation Ownership industry.**

**With our 1st year of sales under our Texas sized belt buckle we are excited to announce the completion of 16 new villas adjacent to our 66,000 sq foot water park the “Lone Star Lagoon”. If you want to stay a week, 3 nights or 4 nights The Villas at the Flying L is for you. We offer a very flexible floating week system on our spacious 1 or 2 bedroom villas.**

**Sound exciting? There is more. As an owner at the Villas at Flying L you receive discounts on almost anything you do while you’re here.**

**Call 1-800-670-0779 to make reservations to view our property and vacation like you have always dreamed of.**



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## Contact Us

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### Directions

#### From San Antonio:

Take Hwy 16 ( Bandera Road) North to Bandera. Once in Bandera, take a left at the first stop light onto Hwy 173. Flying L Guest Ranch will be the first driveway on the left.

#### From Houston:

Take I-10 West until you begin to approach San Antonio. Once you reach Loop 1604 take a right and follow 1604 until you reach Hwy 16 ( Bandera Road). Take a right on Hwy 16 and proceed north to Bandera. Once in Bandera, take a left at the first stop light on Hwy 173. Flying L Guest Ranch will be the first driveway on the left.

#### From Austin / Dallas

Take 1-35 South until you reach loop 1604 and take a right. Follow 1604 around until you reach Hwy 16 ( Bandera Road). Take a right on Hwy 16 and proceed north to Bandera. Once in Bandera take a left at the first stop light onto Hwy 173. Flying L Guest Ranch will be the first driveway on the left



**566 Flying L Drive  
PO BOX 880  
Bandera TX 78003**

Phone: 1-800-670-0779  
Fax: 830-796-8455  
E-mail: [sales@flyingl.com](mailto:sales@flyingl.com)

**San Antonio  
International Airport is  
approximately one hour  
to the Flying L Guest  
Ranch.**

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# The Villas at Flying L Guest Ranch

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### Golf Suites



1 King Bed in Master Suite, 1 Queen sofa Sleeper, Full Kitchen, Full Bath, Full Living, Covered Patio. Community Washer and Dryer Facility

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### Ranch Suites—1 Bed



1 King Bed in Master Suite, 1 Queen sofa Sleeper, Full Kitchen, Full Bath, Full Living, Covered Patio. Stackable washer and Dryer in Unit.

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### Ranch Suites—2 Bedroom Lock off



2 King Beds in 2 Master Suites, 2 Queen sofa Sleepers, 2 Full Kitchen, 2 Full Bath, 2 Full Living, 2 Covered Patio. 2 Stackable washer and Dryer in Unit.

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### Water park Suites “A” - 1 Bedroom



1 King Bed in Master Suite, 1 Queen sofa Sleeper, Full Kitchen, Full Bath, Full Living, small additional room with Bunk beds, Covered Patio. Stackable washer and Dryer in Unit.

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### Water park “ B” - 1 Bedroom



1 King Bed in Master Suite, 1 Queen sofa Sleeper, Full Kitchen with out oven, Full Bath, Full Living, Covered Patio. Stackable washer and Dryer in Unit.

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### Water park—2 Bedroom Lock off



2 King Beds in 2 Master Suites, 2 Queen sofa Sleepers, 2 Full Kitchens, 2 Full Bath, 2 Full Living, 1 small additional room with Bunk beds, Covered Patio. 2 Stackable washer and Dryer in Unit.

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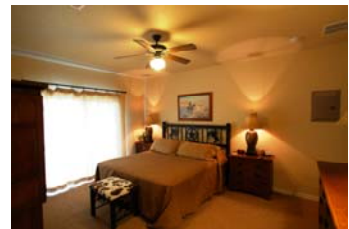
### GOLF SUITES



### Ranch Suites



### Waterpark Suites





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### Having problems making reservations????

Here are a few tips that may help.....

#### Be knowledgeable of what you own....

- What type of unit?
- Annually or Biannually?
- Which Season?

Do you want to split week? Remember that are Certain Days that you must book your split week. Look to your Vacation Planning Guide to find this information.

<b>Golf Suites</b>	<b>Full Week</b> Friday—Friday	<b>3 Night</b> Friday—Monday	<b>4 Night</b> Monday—Friday
<b>Ranch Suites</b>	<b>Full Week</b> Sunday—Sunday	<b>3 Night</b> Thursday—Sunday	<b>4 Night</b> Sunday—Thursday
<b>Water park</b>	<b>Full Week</b> Saturday—Saturday	<b>3 Night</b> Saturday—Tuesday	<b>4 Night</b> Tuesday—Saturday

Please Note that when you split your week there will be a \$50.00 Split week fee that will be charged on your 2<sup>nd</sup> split.

#### Cancelation Policy:

If plans change, you need to cancel at least 14 days in advance. You may cancel a confirmed Villas reservation up to 14 days prior to your arrival date with NO penalty or charge. If you cancel within 14 days, your time will be forfeited.

Villas at Flying L Owners may cancel a reservation within up to 2 times at No Charge, Owners canceling for a 3<sup>rd</sup> time will be a charged a rescheduling fee of \$35.00.

Villas Owners making modifications to a split week reservation under 30 days must pay \$35.00 rescheduling fee.

#### Don't think you will be able to use your week this year?

Call us and deposit your week with Interval International and have up to 2 years to use it. Depositing your week with Interval International is a great way to travel and experience other resorts. Remember when depositing your week, once we deposit you can NOT cancel the deposit.



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All Owners Receive 20 % off of amenities—The prices below Do NOT include the discount— Prices are subject to change at any time.



18 Hole Championship Golf Course: Comes with Cart

**Weekday Price—\$ 25.00**

**Weekend Price—\$ 35.00**



### **Pardners Putt Putt**

18 Hole Miniture Putt Putt Course

Adult Price \$5.00



**Pony Rides** are Available with Children's activities from 9:00—Noon \$25.00  
OR \$10.00 per child for Pony Ride only.

### **Horseback Rides**

1 Hour Price—\$39.00 per person

The Flying L Guest Ranch has many Specialty Horseback rides available. Please call for more information 1-800-292-5134

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## Bonus Time—Owners Only!

New Bonus Time pricing with up to 14 day advanced reservations. Rooms can NOT be booked more than 14 days in advance. New rates as follows:

	<u>7 Days Advance</u>	<u>14 Days Advance</u>
<b>1 Bedroom Golf Unit</b>	\$99.00	\$119.00
<b>1 Bedroom Ranch Unit</b>	\$129.00	\$169.00
<b>1 Bedroom Water park “A” Unit</b>	\$129.00	\$169.00
<b>1 Bedroom Water park “B” Unit</b>	\$99.00	\$119.00
<b>2 Bedroom Ranch Unit</b>	\$199.00	\$249.00
<b>2 Bedroom Water park “A &amp; B” unit</b>	\$199.00	\$249.00

- **SPACE AVAILABILITY ON A LIMITED FIRST COME FIRST SERVE BASIS**
- **ALL RESERVATIONS MUST BE PAID AT TIME OF BOOKING.**
- **ALL RESERVATIONS MUST BE MADE WITHIN THE SEVEN OR FOURTEEN DAY ADVANCE NOTICE. NO EXCEPTIONS**
- **NO REFUNDS**

**SUBJECT TO CHANGE WITHOUT NOTICE**

**BONUS TIME IS USED FOR OWNERS WHO DO NOT WANT TO USE ANY TIME TOWARDS THERE USE WEEK OR IF YOU HAVE RELATIVES IN TOWN THAT YOU NEED TO PLACE WITH US.**

**PLEASE CALL US AT 1-800-670-0779 to make reservations!**

**Thank you,  
Villas at Flying L**

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## Interval International

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Interval International (I.I.) is the Premier exchange company committed to affiliating with the finest resorts around the world and assisting our owners with premier exchanges in the best destination areas. With more than 2,000 resorts worldwide to choose from Interval International can help make all your vacation dreams come true.

### Interval International Member Benefits

- Access to exchange network
- Annual Resort Directory
- Quarterly Interval Magazine and Newsletter
- Getaways
- Online Deposits and pending requests

### Interval International Fees as of June 2010

- |  |          |
|--|----------|
| • Domestic Exchange Booked through <a href="http://www.intervalworld.com">www.intervalworld.com</a>      | \$139.00 |
| • Domestic Exchange booked through Call center   | \$159.00 |
| • International Exchange booked through <a href="http://www.intervalworld.com">www.intervalworld.com</a> | \$154.00 |
| • International Exchange booked through Call Center  | \$174.00 |
| • One year membership  | \$89.00  |
| • Three year membership  | \$227.00 |
| • Five year membership   | \$356.00 |
| • Guest Certificate  | \$49.00  |

### Essentials for working with Interval International

- Your II membership must be in good standing through the time you wish to deposit and travel
- Villas at Flying L Owners Association dues must be paid in full
- Be sure to request at least 3 resorts and one date **OR** one resort and 3 dates. You can request up to 64 combinations.

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### Interval International Getaway Weeks

Getaways are extra weeks of resort vacation that are available to you at reduced weekly rates through Interval International with out giving up the week you own.

Each owner is eligible for up to 12 Getaway weeks per year. You can arrange your Getaway resort accommodations usually 1year to just 24 hours before you want to travel at incredibly low prices. Certain destinations are available up to 6 months in advance.

You can give a Getaway to your friends or family with a guest certificate for just \$49.00.

Find current getaways or make your reservation by calling the Toll-Free Getaway Travel Now Hotline at 1-800-722-1860. Open 24 hours a day 7days a week or visit online [www.intervalworld.com](http://www.intervalworld.com).

### Helpful Hints for working with Interval International

1. Utilize your Villas at Flying L Owner Services Department for all your exchange needs at 1-800-670-0779
2. Maintain flexibility when choosing destination locations
3. Exchange “like for like” if you trade a 2 bedroom unit you will be eligible to receive a 2 bedroom unit in exchange.
4. High demand weeks will trade for other high demand weeks where as low demand weeks will trade for other low demand weeks
5. Plan ahead as much as possible
6. Write down the name of your Interval International Liaison you are working with
7. Have a GREAT Vacation!

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