



7380 W. Sand Lake Road
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LemonjuiceSolutions.com

September 9, 2025

Dear Roundhouse Resort Vacation (Roundhouse) Owner,

Lemonjuice Solutions (Lemonjuice), as your management company, is providing this important update following the public auction date August 4-6, 2025, for Roundhouse Resort Vacation Ownership, located at 5829 Buck Springs Road, Pinetop, AZ.

Since the public auction in August 2025, the Board of Directors has continued to pursue potential buyers for the property. To date, the Association has received three offers, all of which the Board has carefully reviewed and countered. However, no offers have been accepted at this time. Negotiations remain ongoing, and at this stage, there is no firm information available to share with owners regarding a completed sale.

It is understood that this process has been lengthy. Please know that the Board and Lemonjuice remain committed to securing the best possible outcome for Roundhouse owners. Negotiations are active, and we will provide further updates as soon as there is definitive progress to report.

Market Conditions: The commercial real estate market in 2025 remains highly uncertain. Nationally, transaction volume has slowed significantly, with property sales down nearly 40% from 2022 highs due to elevated interest rates, higher borrowing costs, and cautious investor sentiment. Many buyers are requiring steep discounts, particularly for properties in need of renovation or with compliance challenges.

These conditions complicate our ability to secure a sales price that meets reserve thresholds and provides sufficient net proceeds for distribution to owners.

What This Means for Owners

- Co-owners/TICS who have paid their 2025 maintenance fees may continue using their designated week until January 2026. Please contact the resort directly to reserve your week at 928-369-4848.
- For a limited time, alternative options are still available to owners who wish to continue to vacation. Please visit <https://roundhouserestort.info> for more information.
- For owners who wish to wait, no action is required from you at this stage. Please continue to check the owner information site <https://roundhouserestort.info> for more information.

Timeline Recap:

For owners who would like a summary of major milestones, the following brief history is provided:

- **July 2024** – A letter was sent to all owners regarding the current state of Roundhouse and the Future of the resort. This letter also announced that Lemonjuice Capital Solutions will provide solutions in the best interests of all owners.
- **November 2024** – Notice of Special meeting was held on December 30, 2024, via Zoom to discuss the future of the timeshare plan. Simply stated, the outcome was the timeshare plan ended on December 31, 2024. Additionally, since that meeting, owners have submitted by “super-



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majority” 78 % (seventy-eight percent) ballot votes to sufficiently pass the amendment to the Declaration; thereby converting the resort property into condominium ownership.

- **March 2025**—An Interactive Town Hall webinar was held on March 21, 2025, at 5 PM Arizona Time, 8 PM Eastern Time, to update all owners on Roundhouse's next steps.
- **April 2025** - A letter was sent to all owners announcing Lemonjuice as Property Manager as of May 1, 2025
- **July 2025**- The Auction announcement from August 4-6, 2025.

We understand that this process has been long and often frustrating. The market realities and Roundhouse’s financial obligations have added complexity, but Lemonjuice remains committed to pursuing the best achievable outcome for all Roundhouse owners. Inquiries may be directed to roundhouserestortreimagined@lemonjuice.biz.

Sincerely,

Brian Miller- Project Manager- Lemonjuice Solutions