



Frequently Asked Questions

Thank you for your commitment and dedication to the positive changes at the Village of Winnepesaukee. Let's stay engaged!

To facilitate the successful exchange of communication, we encourage you to read the entire Frequently Asked Questions. Should the below not address your question, please feel free to email us info@vwtoa.com.

Q: What is Lemonjuice Solutions?

A: Lemonjuice Solutions provide strategic planning and execution, investment capital, and professional management to timeshare properties. The company has extensive experience in the timeshare industry and one of our specialties is evaluating financially distressed timeshare properties and proposing options to resolve these financial issues, a process done through its Resorts Reimagined™ program.

Q: I recently received communications around the LemonJuice transaction. What exactly does this mean?

A: In 2022, your Resort Board of Directors, along with LemonJuice, entered into an agreement to manage your Association and plan for the future. After extensive research and feedback from owners, Lemonjuice made two recommendations: To amend the Timeshare Declaration and to reduce the number of units within the timeshare program from 35 to 25. The amendment to the declaration brings the association documents up to date with current laws and will reduce the cost and time required to complete the reduction in the number of units. Your board of directors encourages you to vote in favor of this amendment.

Q: How do I contact Lemonjuice Solutions?

A: Please call your designated reimagination line at 603.458.4587 between the hours of 9 am and 5 pm Eastern Standard Time. Our team members are happy to assist you with your request. If email is a more convenient option, please email. You may also review info@vwtoa.com for regular updates.

Q: Where do I mail correspondence?

A: Village of Winnepesaukee Reimagination
243 Endicott St N
Laconia, NH 03246

Q: What will happen to future reservations?

A: This transaction will not affect any future reservations. If you currently have reservations, they will remain in full force and effect, as will any other benefits you have of record in your existing ownership. Village at Winnepesaukee is committed to ensuring that all owners continue to have the quality vacation experience that all owners deserve.

Q: How will the termination and sale of the units currently dedicated to the timeshare program occur?

A: Your Board of Directors, Lemonjuice, and local attorneys representing the Association have reviewed the resort's governing documents and provisions of New Hampshire law to determine the most efficient process to achieve the result. It will likely require a vote of the owners through representative voting on each condominium unit. Owners may be asked to sign "termination agreements" through which they may be able to select options, including receiving their share of the net proceeds from the sale, obtaining ownership or membership within another vacation ownership or club program, or both. The

units will be marketed and sold to generate the most money for the remaining timeshare owners and the Association. Owners must remain in good standing and current in all financial obligations to the Association to be eligible to receive a distribution upon the sale of the units.

Q: Is there a deadline to sign the Termination Agreement, to vote, or to select options that are presented to us?

A: Please watch your mail and email for announcements and documents relating to this process. The sooner you respond, the sooner your particular interest in the property can be addressed, and the more efficient the process will be for all owners. To get information the fastest, please ensure the resort office has your current email address, mailing address, and telephone number.

Q: If I decide to move forward, how much will I receive for my week?

A: This will depend primarily on how proceeds are received from the sale of the property, which is based on the current market at the time of the sale. As we get closer, we will update you on everything, including the expected sales process and projected net sale proceeds, as appropriate.

Q: How long is this process going to take?

A: It is currently anticipated that the process will take between one and two years. Timeshare owners can only receive proceeds from the sale of the property if they are current with their assessments at the time of sale.

Q: What if I am behind on my maintenance fees?

A: If you are behind on your maintenance/assessment fees, depending on the length of the delinquency, you may be eligible to participate in the vacation ownership interest reassignment process so long as you pay the amounts due. However, if you decide not to participate in the vacation ownership interest termination process and you have an outstanding balance associated with the interest proposed for termination, in the event of termination, any share of the sales proceeds due to you for your terminated interest will be reduced by the amount of any outstanding balance so owed.

