



Revised Date 04/28/2025

Thank you for your commitment and dedication to the positive changes at the Village of Winnepesaukee Resort. 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 at vwtoareimagined@lemonjuice.biz.

Frequently Asked Questions

Q: Why am I required to complete a W-9 form?

A: All recipients of proceeds greater than \$600 is required by the IRS to have a valid, fully-completed W-9. The amounts received for distribution will be reported to the IRS. Please contact your own tax advisers for personal impact; no one from the resort, management company, nor Distribution Agent can offer any tax advice. (Be advised that supplying invalid W-9 information is a violation of federal law.)

Q: How long after submitting my W-9 will I receive my distribution?

A: Once your completed W-9 form is received by GPCS, please allow 30 days for processing and distribution of your funds.

Q: What happens if I delay submitting my W-9?

A: Delaying submission of your W-9 will delay the start of the 30-day processing window and therefore postpone your distribution payment.

Q: If the sale has closed but I just returned my W-9, when does the 30-day period start?

A: The 30-day processing period begins from the date GPCS receives your completed W-9 form, not the date of the sale closing.

Q: When will sales commence for 7 Designated units?

A: The sales and marketing of the impacted 7 units has commenced. In fact, the Board of Directors has engaged the services of Roche Reality Group, as the real estate broker. Roche Reality Group is renowned as one of the foremost agents in New Hampshire's Lakes Market.

Q: How will know if my unit has sold?

A: The local resort team will contact you via phone and provide these details.

Q: After my unit closes, when should I expect to receive distribution?

A: Your Boards, in collaboration with Lemonjuice Solutions, are closely coordinating with Global Point Closing Services to actively review funds for distribution among all qualifying owners. If your unit has sold, please expect to receive your distribution check within 60-90 days from the date of sale.

Q: Will owners in units being terminated be relocated?

A: Yes, your inventory will be swapped from a 7 designated unit (324, 415, 422,522,531, 532, 813) to comparable unit and week in the remaining 28. Please contact the reimagination line at 603-458-4587.

Q: What if the unit I am requesting is not available?

A: We are actively working with owners that are interested in changing inventory. All requests are based on availability. If you have provided your preferences, we are actively searching to obtain the closest match possible. You also have the option to take advantage of changing inventory to Inn Seasons Resort, which owns 9 timeshare resorts in the New England area. Our goal is for you and your family to continue to vacation as you have done over the years.

Q: Are we still paying a maintenance fee in Jan if we've decided to agree to sell our week and sign the termination agreement?

A: The 2023/2024 fees are necessary to fund operations for the 28 remaining owners.

Q: What is the threshold in each unit to reach termination?

A: 80%

Q: If I pay my 2024 maintenance fees and my unit gets sold, will my maintenance fees get reimbursed to me?

A: Yes, if your week occurs after the unit is sold, then you will get reimbursement of your maintenance fees.

Q: The original correspondence we received in August said that Timeshare owners would need to "swap" their deeds for the same week in the remaining 28 units. Why then did we receive a letter to terminate my unit?

A: The correspondence dated August 2023 provided the option to "swap" from one of the 7 designated units (324,415,422,522,531,532,813) to those of the remaining 28 units. By swapping this provided owners the option to stay within their resort network and continue traveling as they have desired. Additionally, there were owners that chose to do nothing so by terminating the timeshare regime for certain units and then selling them as whole condominium units at market prices, the HOA will generate enough money to pay for some repairs and continue to sustain the timeshare plan for those who value and enjoy it.

Q: Does each building contain a single condo unit or are there multiple condo units within each building?

A: Yes, there are 11 buildings, with multiple units in each building.

Q: What percentage of commission will Lemonjuice receive after the sale?

A: This fee could range from 30% of the value of the sale. You will be updated more precisely, as we get closer to the sale.

Q: Will Lemonjuice sell the units furnished?

A: Yes, each unit will be sold as is.

Q: Is there an incentive for paying my maintenance and taxes?

A: Yes, if paid by check on or before December 31st, you will receive a \$25.00 discount.



Q: When a sale occurs, how is the money distributed?

A: The distribution is the amount per week assigned as a percentage (1/51 pro rata share) of the overall net sales price of each condominium. That amount is calculated and distributed to each tenant-in-common including those weeks that are owned by the association and delinquent timeshare owners. Delinquencies will be deducted from proceeds prior to distribution.

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 vwtoareimagined@lemonjuice.biz. You may also review [the info-site at vwtoa.info](http://vwtoa.info) for regular updates.

Q: Where do I mail correspondence?

A: Village of Winnepesaukee Reimagination
P.O. Box 5276
Weirs Beach, NH 03247

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: Will the sale of the seven units cause our yearly maintenance fee to increase?

A: With the reduction of the impacted units, we expect the maintenance fees will stabilize. The purpose of the unit sales is to decrease bad debt, which has been a significant factor in the maintenance fee increase. At the appropriate time, the board will evaluate what is in the best interests of all owners.

Q: Will there be better exchange options for owners that wish to remain an owner at the Villages of Winnepesaukee?

A: Yes, we are actively exploring options to provide better exchange opportunities for owners who wish to remain as owners at the Villages of Winnepesaukee. We understand the importance of ensuring positive ownership experience and are committed to finding solutions that meet the needs and preferences of our valued owners. We will keep you updated on any developments or improvements in the exchange program to enhance your ownership experience at the Villages of Winnepesaukee.

Q: Will there be options to deed back my timeshare?

A: If you are a member in good standing with all maintenance fees including 2025 current, you are entitled to deed your unit/week back to the association upon payment of \$849.75 deed back fee payable to VWTOA per week owned (contingent on RCI banking's). Once payment in full is received, ***you will still be entitled to the use of your week upon payment of the corresponding maintenance fees*** and the deed will be transferred out of your name and into the associations. Please contact our office (603)-366-4878 or email: info@vwtoa.com to begin the process.

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.

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

A: This is related to whatever the fair market value is when units are sold. Rest assured it is in everyone's best interest if the sales price is the highest the market will allow. As we get closer, we will keep you updated on everything, including the expected proceeds, as appropriate.



Q: Owner should not have to absorb any costs from this process. We did not ask to swap weeks.

A: There were factors that contributed to the underutilization of inventory (i.e., collectively non-dues paying owners, or under-utilized villas. So, by transferring ownership to inventory of your new designated week will:

- Allow you to continue vacation as you have done in the past.
- Ensure minimal disruption to your vacation experience.
- Slow the increase of maintenance fees for existing owners.
- Remove the burden of growing delinquent maintenance fees to the association.

Q: Where will you be listing the units for sale?

A: Units will be listed on the open Market on an MLS where all owners will have equal opportunity to purchase, if desired. However, this will be a competitive sale and no hold will be offered.

Q: Can you explain which units will be impacted in the reimagination at the Villages of Winnepesaukee?

A: The units that will be impacted are as follows: 813, 324, 415, 422, 522, 531 and 532. The working plan is to terminate the time shares in these units and consolidate all dues paying owners in units that are not impacted.

Q: If my unit is designated as an impacted unit, can I remain a member of RCI and continue to travel?

A: Yes. If you no longer own a week, you may continue to pay your dues to RCI and enjoy the travel benefits such as Extra Holidays and discount rental programs.

Q: Will there be any upgrades to bring the units up to code prior to selling them?

A: There is no concern with the condition of the units, nor will there be a need for major investments before the units are sold.

Q: What if I do not wish to sign the termination agreement?

A: If your unit is not one of the units impacted, you are not requested to sign the termination agreement. Your unit will not be impacted, and you will continue to vacation the way you have done in the past. If your unit is designated as one of the impacted units and you wish not to terminate your timeshare, we will work diligently to accommodate (swap preference) your unit and week to a match based on your preference comparable to what you currently own.

Q: If I decide to terminate my timeshare, am I required to pay Maintenance Fees?

A: Yes, you are required to pay Maintenance Fees. If you do not have the use of your week, your maintenance fees will be refunded to you at distribution.

Q: How is the distribution calculated?

A: All weeks are subject to an equitable distribution of 1/50th (this is based on the Distribution Formula) of the net proceeds from the sale of all units for each interval week owned.

