

Village of Winnepesaukee Timeshare Owners Association
C/O LJS Processing Center
PO Box 622458
Orlando, FL 32862



GEN ▲ 0 0 0 0 0 0
Anna Ackley T1 P1
102 Cunningham Lane
Poughuag NY 12570

Dear Village of Winnepesaukee Owner,

Enclosed you will find the following:

- Letter from Lemonjuice Solutions
- Owner Survey
- Notice of Annual Meeting & Request for Candidates
- Notice of Special Meeting



Village of Winnepesaukee (VOW) Owners recently passed an Amendment to the Timeshare Declaration. This amendment, among other enhancements, enables a reduction in the number of condominium units participating in the timeshare plan. It is believed that reducing the number of participating units from 35 to 28 will reduce the costs shared by all owners and provide income to allow for future enhancements to the vacation experience. To minimize confusion, all owners will receive this initial communication explaining the plan.

Simply stated, the goal is to reimagine the resort unit configuration in order to create a more stable and sustainable Association that will enable as many owners as possible to continue enjoying VOW for many years to come.

This plan is necessitated because a significant number of dedicated timeshare owners are delinquent in paying assessments. In most cases, fees owed by as many as 38 of the 50 weeks in each unit are delinquent and long past due. These weeks are a combination of intervals owned by the Association or by delinquent owners who financially abandoned their responsibilities.

The Reimagination plan calls for the removal of 7 units from the timeshare plan as follows:

7 Units designated for removal - {Units: 324, 415, 422, 522, 531, 532, 813}

Summer Weeks – 25-37

28 Units remaining after the plan is fully completed.

Non-summer weeks in the remaining 28: Great news! Currently, no actions are required of owners in these condominium units and weeks. Some owners may own successive weeks in different units and, if available, there may be an opportunity to align their ownerships into the same unit. Please let us know if you are interested. Deed preparation and recordation fees will apply.

Deed Swaps for Non-summer weeks in the 7 Designated Units: Owners will be contacted and sent deeds to “swap” to the units in the remaining 28. Owners can switch to other non-summer weeks during this process based on availability. There will not be a charge for any deeds prepared for swaps. Lemonjuice Solutions will bear this cost.

Summer weeks in the 7 Designated (Summer 7): Owners of these intervals will have the most options. The Association has a limited number of weeks for owners to swap into. However, you may have alternative options based on how owners regularly use their intervals. These may include third-party travel benefits, weeks at other timeshare resorts, membership in a multi-site timeshare program, OR, if owning a timeshare is no longer desirable, you can receive a distribution of the sales proceeds when your unit is sold after the Reimagination process is completed.

Summer weeks in the 28 remaining: Interval owners can choose to swap to different locations, benefiting themselves and others. While not mandatory, summer owners who no longer want their timeshare can exchange for alternatives. This would open up summer weeks for Summer 7 owners who still want to vacation at VOW despite any displacement. Regardless of category, all owners are encouraged to provide definitive feedback on their desires. The survey completed last year was helpful,



but we understand the new plan might impact thought processes. Therefore, a new survey is being conducted (see attached).

Return all surveys by October 1, 2023. Please submit your survey on time, especially if you are interested in a Deed Swap. Your timeliness will improve your chances of securing available weeks which will be assigned based on availability!

Once a Village of Winnepesaukee representative has confirmed your swap, you will be mailed or emailed a deed and a swap agreement. You will be instructed to return the signed and notarized deed within ten days to keep your place. The village of Winnepesaukee will pay all recording and closing costs for Deed Swaps!

Should you need additional assistance, please call our Village of Winnepesaukee Reimagination Line at 603-458-4587 email vwtoareimagined@lemonjuice.biz for additional assistance.

Please use the link to complete this survey in its entirety so that we may have a better understanding of owner desirability and preferences and so we can begin the Deed Swap process.

To Complete your survey and make your preferences known: Please scan the QR code below using your phone camera, use the form below, or use this link:

<https://airtable.com/appdLrjEqSDP5q5UJ/shrwkzOXeS9Mo69fr>



You can also take a photograph of this box with your phone camera and email to:
vwtoareimagined@lemonjuice.biz or text: 603-458-4587





7041 Grand National Drive
Suite# 108
Orlando, FL 32819
LemonjuiceSolutions.com

Village of Winnepesaukee Survey

Please complete below:

Indicate all unit/week ownership details and please print clearly. Please also provide feedback on the requested information below:

First Name: _____

Last Name: _____

Phone Number: _____ - _____ - _____

Ownership and Swap Info – Please indicate your selection as applicable:

I own a summer week (25-37) in one of the 7 units designated for removal and prefer to:

___ Voluntarily Surrender my timeshare back to the Association without a fee or receiving a share of sales distribution.

___ Retain any closest week to Summer in the same unit type. (Example: 25-37)

___ Retain the same unit size and week number in an alternate unit number..

___ Own a timeshare interval/week at a different property that financially benefits my family and me. This is the best option for owners that always exchange.

I own a non-summer week (1-24; 38-52) in one of the 7 units designated for removal and prefer to:

___ Remain a VWTOA timeshare owner

___ Voluntarily Surrender my timeshare back to the Association without a fee or receiving a share of sales distribution.

___ Retain any closest week to Summer in the same unit type. (Example: 1-24; 38-52)

___ Retain the same unit size and week. number in an alternate unit number..

___ Own a timeshare interval/week at a different property that is financially beneficial to me and my family. This is the best option for owners that always exchange.

Post Reimagination Question:

After the reimagination is complete, another undertaking planned to operate the property more efficiently is being considered.

As owners know, currently all VOW weeks begin and end on Friday. If you had a choice, you would prefer to check in and out on: ___ Friday ___ Saturday ___ Sunday ___ No preference. This initiative will be considered later but feedback now is appreciated.



**ANNOUNCEMENT OF ANNUAL MEETING
OF THE VILLAGE OF WINNIPESAUKEE TIMESHARE
OWNERS' ASSOCIATION, INC**

All Owners and Board Members invited - **Saturday, October 29, 2023, 10:00 AM**

LOCATION: Telephonic & Video Conference available as well as in person at:

Residence Inn Needham Boston, 80 B St, Needham, MA 02494

Join Zoom Meeting

<https://us06web.zoom.us/j/86040749445?pwd=ZzVHMjZaR0NMbkYyWWp0SldwTy9zQT09>

Meeting ID: 860 4074 9445

Passcode: 391357

One tap mobile

+13052241968,,86040749445#,,,,*391357# US

+13017158592,,86040749445#,,,,*391357# US (Washington DC)

Dial by your location

- +1 305 224 1968 US
- +1 301 715 8592 US (Washington DC)
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 646 558 8656 US (New York)
- +1 646 931 3860 US
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)

Dear Village of Winnepesaukee Owner,

We, the Board of Directors, are pleased to present this notice of the Annual Meeting of the Village of Winnepesaukee Timeshare Owners' Association. We have instructed Holiday Property Partners, LLC, our Managing Agent, to organize our Annual Meeting for Saturday, October 29, 2023, at 10:00 AM.

Current Board members and officers are:

- *Edward Robers – President*
- *Joeseph Pignatiello – Treasurer*
- *Janice Mobsby – Member*
- *Robert Siggins – Member*

If you wish to be a candidate for the Board of Directors for the 2023 – 2024 term, you must submit the enclosed Candidate Profile Form. There are currently five (5) vacant seats to be filled for the 2023 – 2024 term. Submissions must be received no later than Sunday, September 24, 2023, so that your name may be entered on the ballot to be mailed to all members of the Village of Winnepesaukee Timeshare Owners' Association prior to the meeting.

Please submit your Candidate Statement via:

Email to: info@vwtoa.com

Regular Mail to: Village of Winnepesaukee, 243 Endicott St N, Laconia, NH 03246

Text to: (603) 458-4587



NOTICE OF SPECIAL MEETING OF THE MEMBERS OF VILLAGE OF WINNIPESAUKEE TIMESHARE OWNERS' ASSOCIATION

TO: MEMBERS OF VILLAGE OF WINNIPESAUKEE TIMESHARE OWNERS' ASSOCIATION

NOTICE IS HEREBY given, pursuant to the By-Laws of VILLAGE OF WINNIPESAUKEE TIMESHARE OWNERS ASSOCIATION (the "Association"), that, for the members of the Association, a special meeting of the membership of the Association will be held on Saturday, October 29, 2023, right before the Annual Owner's Meeting (10:00 AM) at the Residence Inn Needham Boston 80 B St, Needham, MA 02494 as well as online via ZOOM, for the purpose(s) set forth on the agenda hereinbelow, among other matters which may be properly brought.

PLEASE NOTE: Participation at this meeting will also be available online at:

Join Zoom Meeting

<https://us06web.zoom.us/j/86040749445?pwd=ZzVHMjZaR0NMbkYyWWp0SlcwTy9zQT09>


Meeting ID: 860 4074 9445

Passcode: 391357

The undersigned certifies that this notice shall be mailed (by depositing same in the United States Post Office or in a letter box in a postage-paid, sealed envelope by Regular Mail) to each Member of the Association at his or her respective address as the same appears on the books of the Association and posted conspicuously on the Condominium Property at least fifteen (15) days before the scheduled date of the subject meeting.

Dated: August 31, 2023

VILLAGE OF WINNIPESAUKEE TIMESHARE OWNERS ASSOC.

By: 
Print Name: R. Scott MacGregor
Print Title: Managing Agent

AGENDA

1. Roll call and Establish Quorum
2. Proof of Notice of Meeting
3. Vote to Rightsize or Bifurcate
4. Adjournment