



Thank you for your commitment and dedication to the positive changes at Hiawatha Manor Resort. Let's stay engaged!

We encourage you to read all the Frequently Asked Questions to facilitate a successful communication exchange. If the below does not address your question, please email us at HiawathaEastReimagined@lemonjuice.biz or <https://hiawatharesort.info> for regular updates.

Frequently Asked Questions – Revised 04/18/25.

Q: If I moved to Magic Tree, how many annual RCI Points will I receive?

A: Hiawatha currently provides 42,000 RCI Points annually. At Magic Tree, the number of points you receive depends on the unit size and RCI's valuation at the time of deposit.

A 1-bedroom unit typically ranges from 26,000 to 43,500 RCI Points

A 2-bedroom unit typically ranges from 37,000 to 62,000 RCI Points

Please note that we cannot guarantee an exact number of points, as this is determined by RCI based on the unit's season, size, and demand.

Also, to continue receiving points through RCI, you must have an existing RCI Points account. If you only have a Weeks account, and no Points account is established, your RCI account may be canceled, and you would not receive points. However, if you already have an RCI Points account, your Magic Tree week can be deposited to receive points as usual.

Q: How is my interval determined if I swap to Magic Tree?

A: Magic Tree uses a floating time system, meaning you won't own a specific, fixed week. Instead, you'll have the flexibility to reserve a week within a designated season or time range each year, depending on availability.

The specific interval you receive when swapping will be based on the Association's available inventory at the time of your swap. You will be informed of the interval details before completing the transfer.

Q: If I swap to Magic Tree, will my new interval qualify to be deposited into Wyndham?

A: Yes, your Magic Tree week may be eligible for Wyndham's Personal Interval Choice (PIC) Express program. This program allows you to deposit qualified non-Club Wyndham timeshare weeks—like those at Magic Tree—and convert them into Wyndham Points that count toward maintaining your VIP by Wyndham status.



Eligibility is based on Wyndham's current guidelines, so while many owners have successfully used PIC with Magic Tree, we recommend confirming directly with Wyndham to ensure your new week qualifies. This will help avoid any interruptions to your VIP benefits and point accumulation.

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Q: What is the cost to swap?

A: There is no cost to you for the swap itself—we are covering the filing and deed preparation fees. The only financial requirement is that your maintenance fees with Hiawatha East must be current at the time of the swap. You'll also be responsible for future maintenance fees at Magic Tree, based on the size of the unit you choose.

Q: What is the current status of the bankruptcy filing for the property?

A: We are still actively working with our Tennessee attorneys to prepare the property for the bankruptcy filing. This process involves several legal and administrative steps to ensure everything is in order before proceeding. We will continue to provide updates as progress is made.

Q: Did Timeshare owners receive mineral rights from the Association?

A: No Timeshare owners could have received mineral rights because the Association never received mineral rights by an instrument, transferring either by grant, assignment, or reservation and would not have been able to sell them. **For more information, please click the link: <https://codes.findlaw.com/tn/title-66-property/tn-code-sect-66-5-108/>**

Q: What was the outcome of the Hiawatha East Special Meeting?

A: Ballot/ Proxy votes were counted, and the meeting was recessed and will be reconvened on March 10 at 11 AM CST.

Q: What was the goal of the vote during the meeting?



A: The vote aimed to obtain a consensus among identifiable owners regarding the resort's bankruptcy filing and future.

Q: Will owners still have time to submit votes after the meeting?

A: Yes, the meeting was recessed instead of adjourned to allow owners more time to submit their votes and ensure that all feedback was accounted for.

Q: Why are we taking this route?

A: This bankruptcy aims to obtain a federal court order to oversee the sale proceeding and ensure that everything is conducted properly regarding the sale of Hiawatha East, including distributing the net proceeds of any sale amount to the current owners.

Q: What happens if the bankruptcy court does not approve the sale of the property?

A: If the court does not approve the sale, the board must explore alternative legal and financial solutions for the property.

Q: What happens if the property is not sold within a reasonable time? What would you consider to be a reasonable time?

A: If the property is not sold within a reasonable time, we may need to explore alternative options, such as adjusting the listing price or considering different sales strategies. A reasonable time for selling the property can vary based on market conditions, property location, and other factors, but typically, from 90 days to 120 days after the Auction is completed is considered reasonable.

Q: Will I receive a notification once this sale is final?

A: The Bankruptcy Court will notify each interval owner, and the notification will also be posted on the information site <https://hiawatharesort.info>.

Q: Can owners deed back their weeks after bankruptcy is filed?

A: Yes, owners can still deed back their weeks after bankruptcy. However, a final deadline for deed-back acceptance is yet to be determined.

Q: What is the current debt of the property?

A: As previously communicated, the property is insolvent. Financial details, including total debts, are available on the Hiawatha East information website. A formal appraisal will be conducted to assess the property's market value.

Q: How will the sale proceeds be distributed among owners?



A: After the property is sold, outstanding debts will be settled first. The remaining funds will be distributed equitably among the owners with less any delinquency owed to the association.

Q: Will Lemonjuice Solutions receive proceeds from the sale?

A: Yes, Lemonjuice Solutions, as an owner of some weeks, will receive distributions in the same manner as other owners.

Q: Is there an option to transfer time share ownership to another property?

A: A potential timeshare transfer program is under discussion. Owners interested in transferring their timeshare should email hiawathaeastreimagined@lemonjuice.biz. A representative will follow up with further details.

Q: How can owners ensure they receive notifications and updates?

A: Owners should verify their information by sending an email to hiawathaeastreimagined@lemonjuice.biz or requesting an update on the information site <https://hiawatharesort.info/contact-us> and checking the Hiawatha East information website regularly.