

# HIAWATHA EAST RESORT

April 3, 2025

Dear Hiawatha East Owners,

We are writing because you may still have an interest in Hiawatha Manor East Resort. If you recently surrendered your interval, please let us know so we can remove you from future mailings. In some cases, a deed transfer may have been recorded incorrectly, so this notice is also sent to any party who may remain on the title.



A bankruptcy hearing is approaching and represents a crucial step toward selling Hiawatha Resort and distributing any net proceeds to owners. This process is overseen by the federal court to ensure fairness and transparency. Rest assured, it does not impact your credit, and no money will be requested from you. If you are an active owner, you will receive a proportionate share of sale proceeds once the process concludes; if you are not active, you will simply continue to receive mail until the bankruptcy is finalized.

Minimizing legal fees is vital to preserving as much value as possible for everyone. If you have questions, please use the contact page at [hiawatharesort.info/contact-us](https://hiawatharesort.info/contact-us) or call us at **931-444-1394**, and we will respond promptly. This process may take up to a year to finalize.

We also invite you to an informational meeting where we will share updates and answer your questions. Please submit any questions in advance to [hiawathaeastreimagined@lemonjuice.biz](mailto:hiawathaeastreimagined@lemonjuice.biz). An agenda and Zoom invitation are attached to help you prepare.

Thank you for your cooperation. We look forward to speaking with you and appreciate your continued support as we navigate this process.

## Meeting Information

**Date:** Wednesday, April 9, 2025,

**Time:** 11 AM CST, 12 PM EST

**Zoom:** 1-305-224-1968 | ID: 832 0136 6931 | Passcode: 208386 | Click [here](#) to join.

### AGENDA

1. Opening and Introductions
2. Updates
3. State of Hiawatha Manor East
4. Open Forum

Individual concerns or inquiries about ownership will be addressed separately from the webinar to maintain focus and ensure a smooth session for all participants. Our moderators will guide the Owner Forum session to provide a seamless and positive experience. Please limit questions to the Owner Forum section of the Town Hall. Thank you for your continued support and engagement.

Warm regards, Lemonjuice Reimagined

## **Hiawatha Manor East Resort - Owner Q&A Update**

### **1. Are Owners Personally Liable for the Resort's Debts?**

No. Timeshare owners in Tennessee are generally not personally liable for the association's debts. Your financial responsibility is limited to the fees and assessments outlined in your ownership documents, and creditors cannot pursue you personally for any shortfall.

### **2. What Happens If the Property Is Sold in Bankruptcy and the Sale Proceeds Fall Short?**

Any unpaid portion of the resort's debts is typically discharged through the bankruptcy. Owners are not required to pay the difference.

### **3. What Is "Equitable Termination" of the Timeshare Program?**

This is a court-approved process to end the timeshare structure if it is no longer viable. The property may then be sold, and any net proceeds distributed to owners. After termination, you would no longer owe future fees or assessments.

### **4. Are Association Records Available to Owners?**

Yes. We have already made key financial and association records (including annual budgets, financial statements, and tax returns) available for owners who wish to review them. If you need help locating or requesting these documents, please contact us.

### **5. How Does Bankruptcy Affect My Usage Rights?**

If the timeshare program ends, your interval or usage rights cease under that plan. The property may transition to another form of ownership or be sold entirely. Once that happens, no further maintenance fees will be due.

### **Next Steps**

**Stay Informed:** Watch for official updates via mail or email.

**Ask Questions:** If you have further questions about financial or legal matters, please let us know.

**Attend Meetings:** Town halls and scheduled owner meetings are the best sources for clear, accurate updates.