



7380 W. Sand Lake Road
Suite 130
Orlando, FL 32819
LemonjuiceSolutions.com

Frequently Asked Questions

Thank you for your commitment and dedication to the changes at Villas of Palm Springs.
Please stay engaged!

We encourage you to read all the Frequently Asked Questions to facilitate a successful communication exchange. If your questions are not answered below, please email us at VOPSreimagination@lemonjuice.biz.

Q: Who is Lemonjuice Solutions?

A: Lemonjuice Solutions provides strategic planning and execution, investment capital, and professional management to timeshare properties. One of our specialties is evaluating financially distressed timeshare properties and proposing options to resolve these financial issues through our Resorts Reimagined™ program.

Q: How do I contact Lemonjuice Solutions?

A: Please email your designated reimagination team at VOPSreimagination@lemonjuice.biz between 9 a.m. and 5 p.m. Or call 760-350-2736 Eastern Standard Time. Our team members are happy to assist you with your request.

Q: Where do I mail correspondence?

A: The Villas of Palm Springs
c/o: Lemonjuice Solutions Reimagination
7380 W Sand Lake Rd., Suite 130,
Orlando, Florida 32819

Frequently Asked Questions Town Hall Edition

Q: How many staff members currently work at the resort?

A: The resort is currently staffed by four individuals: one manager, one part-time office assistant, and two housekeepers.

Q: Isn't there a process to recover unpaid balances from owners who haven't paid?



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A: Yes, legal remedies such as liens and foreclosure are available. However, pursuing these actions can be costly for the Association and its owners, and funds are not guaranteed to be recovered.

Q: Will past-due fees be recovered through liens on owner weeks?

A: No. The termination of the timeshare program will also dissolve the governing documents, including the By-Laws and Declaration. Filing liens at this stage would be expensive and unlikely to result in successful collection. Instead, the strategy is to recover any possible value from delinquent accounts during the overall termination and sales process.

Q: When does Riverside County auction timeshare properties that are in tax default?

A: Riverside County conducts tax-defaulted property auctions annually in April. Fortunately, no units from the Villas of Palm Springs were included in this year's auction.

Reimagining & Transition

Q: How quickly will the transition process move forward? Can I still visit one last time?

A: The pace of the transition will depend on the completion of the property sales process. Until that time owners can continue to vacation as they Owners will be notified regarding the timeline and any opportunities for final use, subject to unit availability.

Q: What will happen to future reservations?

A: This transaction will not impact 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. Villas of Palm Springs is committed to ensuring that all owners continue to have the quality vacation experience that all owners deserve.

Q: When are auctions held for timeshares in default?

A: Timeshare auctions are held periodically following formal delinquency or termination actions. Owners will be notified if and when their intervals are scheduled for public sale.

Q: How many owners attended the recent meeting?

A: A total of 15 owners attended the meeting, along with 3 representatives from Lemonjuice Solutions.



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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 are reviewing the resort's governing documents and provisions of California law to determine the most efficient process to achieve the result. It will likely require a vote of the owners through representative voting if 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 in order to be eligible to receive a distribution upon the sale of the units.

Q: What is the potential for repurposing the property?

A: The Villas of Palm Springs is located in a high-demand tourism area, with major events like Coachella and Stagecoach nearby. This makes it a highly attractive property for future redevelopment or repositioning.

Q: How many intervals need to be addressed in this process?

A: Currently, there are 758 intervals requiring resolution. These include unpaid accounts, inactive ownership, and other timeshare interests that must be addressed during the termination process.