

Woods Manor Condominiums
December 2018

Dear Woods Manor Unit Owner,

Woods Manor's is completing the first year of a three year contract with Wildercrest Property Management (WPM). Noah Orth, resident manager that lives in the house, started providing us excellent service since the end of June 2017. Thank you WPM team for another successful year at Woods Manor! We look forward to a continued constructive and professional working relationship!

The Board adopted the WMA 2019 operating and reserve budgets without the need to increase the monthly dues amounts. Monthly rates: 101 & 103 \$532.46; 102 & 104 \$677.39; 201, 203, 301 & 303 \$606.50; 202, 204, 302 & 304 \$757.74. Payments are due the first day of every month and late if not paid by the 15th. Late fee of \$25 is charged for every month the payment is late.

Included in this mail:

- > your January 1, 2019 invoice;
- > the WMA 2019 Adopted Budget;
- > the 10 Year Capital Plan.

The exterior renovation project was completed during the fall of 2018. Thank you Luke Dokken, project manager for Travis Construction, for doing your best to keep the project moving forward. Many homeowners have expressed positive comments about the completed project. Recent sales have proven that the value of units have increased dramatically.

The Timeshare Conversion Plan to Whole Ownership* continues to have challenges. One timeshare owner that has a week in the remaining four units has indicated to be not in support of the Conversion Plan. Thus, the Board approved conducting a vote of all homeowners, whole and timeshare, to change the Declaration eliminating timeshares and all types of fractional ownership at Woods Manor. If this ballot measure is approved then a partition lawsuit will be filed in Summit County. Woods Manor attorney, Michael Connelly, is preparing the documents to do the above. Attorney fees and court costs will be invoiced to a timeshare reserve account.

- the Conversion Plan and updates are listed under "Documents" at www.woodsmanorcondos.com

Mark your calendar: the 2019 annual homeowners meeting will be on July 6th.

Thank you and happy holidays,

Woods Manor Board of Directors