

Woods Manor Condominiums
November 2011

Woods Manor Interval Owner:

Please take a few moments to review this important information regarding your ownership at Woods Manor Condominiums. Enclosed you will find the following:

1. Statement/Invoice for 2012 maintenance fees for your timeshare week at the Woods Manor Condominiums in Breckenridge Colorado.
2. A calendar of timeshare dates for individual weeks (Woods Manor weeks are Saturday – Saturday).
3. A contact list for all WMI owners enabling you to contact other owners directly. Please review your information and provide updates to Four Seasons Lodging (contact info below).
4. Meeting Packet and Draft Minutes of the 2011 Annual Meeting held on July 16, 2011.

The Woods Manor Interval timeshare 2012 budget includes increasing the reserves to build funding for future remodeling of the units' kitchens and bathrooms, and capital improvement projects for the whole complex. Woods Manor will have its 27th birthday next year. The kitchens and bathrooms are showing their age. Asphalt has a life span of 20 years, yearly patch repairs or total replacement will be needed. Other anticipated capital repair or replacement projects include: the concrete walkways from Bldg. A&B to the clubhouse, unit balconies and railings, and the clubhouse back deck and retaining walls. Increasing the reserve funding will decrease the likelihood of requiring capital improvement assessments for timeshare owners.

Maintenance fees and any other past due amounts are due January 1, 2012. Any unpaid balance will be assessed a \$25 late fee every month on the 15th until balance is \$0. Owners with a balance due will not be allowed to occupy a unit until their balance is paid in full. Any week's owner with a balance may be turned over to a collections agency and/or lawyers for collection. Collection fees of delinquent owners are bill to the timeshare owner.

Please mail your payment to: Woods Manor Interval Association, PO Box 4863, Breckenridge, CO 80424 along with any Owner information updates.

If you plan to spacebank your week for 2012, 2013, or future years, please note that you must pay maintenance fees in an amount equal to the most recent maintenance fees before your spacebank request will be approved.

Check-in information: Timeshare owners will need to check-in with Four Seasons Lodging at 424 S. Ridge Street, Breckenridge, to receive information and unit keys before going to Woods Manor. Arrivals after 5PM, on Sundays or when the office is not staffed will find check-in information at our office door.

Feel free to contact Four Seasons on 970-453-1403 during office hours 9 – 5 Monday thru Saturday, or email to Stevee@colorado.net or Bobs@colorado.net about payment or check-in information. Woods Manor Condominium's website located at www.woodsmanorcondos.com.

Happy holidays, Woods Manor Board of Directors

P.O. BOX 4863
BRECKENRIDGE COLORADO 80424

