

Woods Manor Condominiums
December 2018

Dear Woods Manor Timeshare Owner,

Woods Manor is finishing the first year of a three year contract with Wilderdest Property Management (WPM). Noah Orth, resident manager living in the house, is doing excellent work. He started the end of June 2018. Thank you WPM team for another successful year at Woods Manor! We look forward to a continued constructive and professional working relationship!

The Timeshare Conversion Plan to Whole Ownership* has many challenges. Michael Connelly, WM attorney, completed the fourth round of foreclosures. Thus, for the remaining four timeshare units, the HOA now owns 62 weeks. In order to list and sell 101B, 102B, 203B and 303B the Board directed Michael to draft a Declaration Amendment and a ballot to approve the Amendment that will be voted upon by all Woods Manor owners. This ballot measure proposes to remove all timeshare references from the Declaration following the successful conversion of all timeshare units to whole ownership. If successful, it will also allow Michael to then file a partition lawsuit in Summit County requesting the listing and sale of the four remaining timeshare units. The Board is committed to the Timeshare Conversion Plan to Whole Ownership's terms and provisions.

*Conversion plan and updates are listed under "Documents" at www.woodsmanorcondos.com

Included in this mail: >2019 WMI Budget, >January 1, 2019 Invoice >Ten Year Capital Plan

The Board adopted the WMI 2019 operating and reserve budgets. The yearly dues rates: 101B \$819.78; 102B \$1,042.88; 203B & 303B \$933.73. Owners that cannot use their week, due to listing and selling their unit, will have their 2019 dues refunded.

The exterior renovation project has had its challenges too. Luke Dokken, project manger for Travis Construction, did his best to keep the project moving forward. The exterior renovation has had a very positive impact of unit sales at Woods Manor. This was the case with the sale and closing of 204B and 304B.

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

Thank you and happy holidays,

Woods Manor Board of Directors