

January 18, 2019

Dear Woods Manor Timeshare Owners,

Happy New Year!!! I hope 2019 is off to a good start for you. I believe it is for Woods Manor timeshares.

Documents from HOA attorney

You should have recently received a large white envelope from Willis & Connelly, P.C. It was mailed to you on Friday, January 11th. If you have not yet received it, please let us know as soon as possible. This envelope contains five items:

1. A **one-page letter** from the Woods Manor Board of Managers explaining the contents of the envelope and the reason you are receiving it. Please pay particular attention to the return dates mentioned in this letter.
2. A **four-page Second Amendment** to our Declaration. This shows the wording for what you are voting to change in the Woods Manor Declaration. This includes the partition suit authorization to file in Summit County court, if needed.
3. A **one-page ballot** with two items to vote For or Against. The ballot should already have your unit and week number entered. If there is a discrepancy with your unit number and/or week number, please let us know as soon as possible. If you own multiple weeks you will be receiving multiple mailings from the HOA attorney. After you vote on the two ballot items, sign and date the ballot and return in the included pre-addressed and stamped envelope to Willis & Connelly. You can also return by email or fax.
4. A **two-page Resolution** adopted by the Board of Managers detailing rationale that supports the Conversion Plan and authorizes the Woods Manor attorney to research legal options to complete the Conversion Plan.
5. A **pre-addressed stamped envelope** for returning your ballot. I recommend you add your return address to the envelope.

NOTE: If you own multiple timeshare weeks, you will receive a large white envelope for each week.

Woods Manor Website (www.woodsmanorcondos.com)

The HOA website was recently updated to correct some of the links and reformat some of its content.

The **2019 Timeshare Weeks Availability Chart** document has been added to the website in the Timeshare Conversion section under Documents. It will be replaced with any updated versions as they are published. This is the same document used by Wildercrest Property Management personnel to confirm RCI deposit eligibility and reservations. Currently, the document shows that timeshare weeks in all 4 timeshare units are open for deposit or use through the end of May 2019.

The Board of Managers logic for opening up all weeks through May 2019 was based upon the hope that all remaining timeshare units can be sold and converted to whole ownership by that time. If the timeline needs to be extended for any or all timeshare units, the Board of Managers will re-evaluate the Availability Chart to consider opening up additional weeks for RCI deposit or use. If that happens, I will notify you.

Timeshare Ownership Statistics

Here are some statistics on the remaining 4 timeshare condos (200 total weeks).

UNIT #	NUMBER of TIMESHARE OWNED WEEKS	NUMBER of HOA OWNED WEEKS
101B	36	14
102B	37	13
203B	35	15
303B	30	20
TOTALS	138	62
NOTE: There are 100 owners who own a single week. There are 15 owners who own multiple weeks totaling 38 weeks.		



Thanks,

Len Vest

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lenvest@comcast.net (preferred contact method)