

January 8, 2020

Woods Manor Timeshare Owners,

I know how easy it is to put something aside that isn't urgent, then forget about it. I did it with my timeshare dues one year. That is why I thought it would be a good idea to remind everyone that your 2020 dues were due on January 1<sup>st</sup>. However, if you haven't yet paid your dues you can avoid the \$25 per month late fee if your payment is received by January 15<sup>th</sup>. Therefore, you still have time to avoid the fee.

The 2020 HOA dues for timeshare owners are:

101B - \$763.30  
102B - \$971.03  
203B - \$869.41  
303B - \$869.41

There are two options for paying your dues.

1. You can mail your check to the below address. Include the payment coupon if you have it. Put your Unit and Week # on your check.  
Woods Manor Timeshares  
c/o Wilderndest Property Management  
PO Box 1069  
Silverthorne, CO 80498
2. Or you can pay online at [mysmartstreet.com](https://mysmartstreet.com). If you pay by credit or debit card there is an onerous fee. If you pay using your checking account, it is free. I did the online option using my checking account. I signed in as a Guest to avoid registering with them.

I have heard from many of you indicating your disappointment that we must pay dues for 2020. The board and the HOA attorney are working to resolve the obstacles preventing the remaining four units to be sold. For the remaining 200 timeshare weeks in the four timeshare units, all but seven weeks have committed to the Conversion Plan. If a unit is sold and you have paid dues for a week in that unit and the week is beyond the sale date, your dues will be refunded.

The board has opened up 2020 weeks in the remaining four units through week #17, which ends on May 2<sup>nd</sup>. These weeks can be scheduled for use or deposited with RCI. I suspect I will hear from the board in the near future about opening up additional weeks. The board is trying to prevent weeks being deposited and assigned by RCI for weeks that might be further out than when a unit might be sold.

I hope to hear from the board in the near future regarding the status of the Conversion Plan, which I can then convey to you. In the meantime, you can always email me with questions or concerns.

If you are planning to use your week at Woods Manor be aware that the key to your unit will be in a lockbox located in the entrance lobby of Woods Manor Building B. The lockbox combination is 2341. When you are finished using your week, return the key to the lockbox. The phone number for Wilderrest is 970-513-5600 should you have any questions or problems during your week's stay. Their hours of operation are Mon-Fri, 9:00 a.m. – 5:00 p.m. An option is available to report an emergency after hours.

I wish you all a Happy and Healthy New Year.

Len Vest