

**Woods Manor Condominiums**  
**November 2019**

Dear Woods Manor Whole Unit Owner,

Woods Manor is completing the second year of a three-year contract with Wilderwest Property Management (WPM). Thank you WPM team for another successful year at Woods Manor! Leanne Shaw is the newly hired General Manager. Keith Chamberlain is reassigned to head the accounting department. Noah Orth will continue being our resident manager living in the "house." We look forward to a continued constructive and professional working relationship!

The Board adopted the WMA 2020 operating and reserve budgets increasing the monthly dues rates:

<u>BUILDINGS A&amp;B</u>	<u>OPERATING, RESERVE &amp; TOTALS</u>			<u>SPECIAL ASSESMENT</u>
		<u>MONTHLY</u>		<u>ONE TIME</u>
101 & 103	\$533.27	\$84.50	\$617.76	\$1,690.00
102 & 104	\$678.42	\$107.49	\$785.91	\$2,150.00
201, 203, 301 & 303	\$607.41	\$96.26	\$703.67	\$1,925.00
202, 204, 302 & 304	\$758.89	\$120.24	\$879.13	\$2,405.00

Roof repairs for Bldg. B decreased the reserve account to a low level. Bldg. A will have roof repairs delayed until spring 2020, depending on roof snow conditions, funded by the special assessment and the increase of reserve funding allocated in the 2020 monthly dues rates. Special assessment payment will be due April 30, 2020 and late if received after May 15, 2020. Building up the reserve account was the major cause for the monthly dues increase.

Monthly payments are due the first day of every month and late if not paid by the 15th. A 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 Timeshare Conversion Plan to Whole Ownership\* continues to have challenges. Two timeshare owners that have a combined total of 7 weeks continue not to support the Conversion Plan. It is highly unlikely that we will be able to resolve our differences and list any of the four remaining timeshare units for sale before the end of 2019. WM and these two owners face legal challenges that the Board hopes to be able to resolve without court hearings.

\*[www.woodsmanorcondos.com](http://www.woodsmanorcondos.com)

Mark your calendar:

The 2020 Annual Homeowners Meeting will be on July 11<sup>th</sup>; starting at 1pm;  
Woods Manor Clubhouse meeting/party room.

Thank you and happy holidays,

Woods Manor Board of Directors