

Woods Manor Condominiums
December 2020

Dear Woods Manor Unit Owner,

Woods Manor (WM) is finalizing contract renewal with Wilderrest Property Management (WPM) for another three-year term. Leanne Walsh continues serving as General Manager and Keith Chamberlain supports us with WM budgets. Noah Orth continues to be the resident manager living in the house. 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's* challenges are being resolved. The WM Board has reached settlement with one of the two owners that did not desire to support the Conversion Plan. In anticipation of reaching a settlement agreement with the other owner, the four remaining timeshare units have been listed for sale by Paffrath and Thomas, Breckenridge realtors. Units 203B and 303B are under contract with buyers anxious to close as soon as possible.

The Breckenridge real estate market continues to be a seller's market.

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

THE WM BOARD IS PLEASED TO NOT RAISE WMA's MONTHLY DUES FOR 2021.

Included in this mail: 2021 WMA Budget & Ten-Year Capital Plan.

Mark your calendar: the 2021 annual WM homeowners' meeting will be on Sat., July 10th, at the Woods Manor Clubhouse meeting/party room.

Stay safe and healthy!

Thank you and happy holidays,

Woods Manor Board of Directors