

Woods Manor Condominiums
November 2019

Dear Woods Manor Timeshare Owner,

Woods Manor (WM) is coming close to the end of the second year of a three-year contract with Wilderwest Property Management (WPM). 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* continues to have many challenges. The WM Board's efforts to settle with the two owners who do not desire to sell their 7 weeks to allow the listing and sale of 101B, 102B, 203B and 303B to whole ownership. It is highly unlikely that any of these units will be available for listing and closing before the end of this year. Thus, the 2020 maintenance fee, set by the Board, for the operating and reserve budgets, is due Jan. 1, 2020 and late if received after Jan. 15, 2020. Late payment results in a \$25 fee for each month that the fee is late. **The 2020 dues are: 101B - \$763.30, 102B - \$971.03, 203B - \$869.41, 303B - \$869.41.**

The reduction in fees is due to legal costs being paid from HOA owned weeks reserve account and a lower number of delinquent timeshare owners due to the sale of 204B & 304B to whole ownership.

If a timeshare unit is sold in 2020 before an owner's week has occurred, that owner's 2020 maintenance fee will be refunded.

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

Included in this mail: >2019 WMI Budget & Ten Year Capital Plan. WPM will send you an invoice for the 2020 maintenance fee.

Breckenridge's real estate market continues to be a sellers market. Fair market values determined by Luke Paffrath on July 31, 2019:

101B	\$510,000
102B	\$695,000
203B	\$565,000
303B	\$592,000

Mark your calendar: the 2020 annual homeowners meeting will be on July 11th, Woods Manor Clubhouse meeting/party room.

Thank you and happy holidays,

Woods Manor Board of Directors