

Woods Manor Condominiums
December 2020

Dear Woods Manor Timeshare Owner,

Woods Manor (WM) is finalizing contract renewal with Wilderrest Property Management (WPM) for another three year term. 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 sellers market.

If these any of the four units cannot close before the end of 2020, the 2021 maintenance fee, set by the Board, for the operating and reserve budgets, is due Jan. 1, 2021 and late if received after Jan. 15, 2021. Late payment results in a \$25 fee for each month that the payment is late. The 2021 dues rates per week are: 101B - \$764.05, 102B - \$971.08, 203B - \$870.26 and 303B - \$870.26.

Timeshare owners that are not able to use their week due to the units' conversion to whole ownership, will have their 2021 weekly dues refunded.

The WMI 2021 budget does not include funds for legal/professional expenses since these expenses are paid from owned weeks from the sale of 204B and 304B, in a separate reserve account.

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

Included in this mail: 2021 WMI Budget & Ten Year Capital Plan. WPM will send you an invoice for the 2021 maintenance fee.

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

Stay safe and healthy!

Thank you and happy holidays,

Woods Manor Board of Directors