

# HIAWATHA MANOR WEST ASSOCIATION RESORT



February 6, 2025

Subject: Important Owner Survey: The Future of Hiawatha West

Dear Valued Hiawatha West Owner,

As outlined in the communication sent on November 25, 2024, introducing Lemonjuice Solutions ("Lemonjuice") and their proposed plan to guide the next steps for Hiawatha Manor West Association, Inc. As part of this plan, your Board, in collaboration with Lemonjuice, is conducting an owner survey to collect your thoughts and insights on the future direction of our property.

## Current Situation

Hiawatha **West** is effectively insolvent, and Hiawatha **East** has initiated bankruptcy proceedings. Please note that Hiawatha West has not filed bankruptcy and there are no current plans to do so. While the actions taken by Hiawatha East may provide some benefit to Hiawatha West, our financial position remains critical. Many owners have expressed concerns that their ownership has become a financial burden or that they are no longer traveling as frequently, which has placed additional strain on the association and fellow owners. Consequently, there are no reserves left, and the resort is burdened by significant attrition annually. To ensure the future of Hiawatha West, difficult but necessary decisions must be made.

## Proposed Plan

To address these challenges and create a sustainable future for Hiawatha West, the following plan is being considered:

1. **Right-Sizing the Property:** This plan is based on the belief that reducing the number of participating units from 70 to 40 will lower the cost shared by all owners and generate income to support future enhancements to the vacation experience. Additionally, the process includes selling some units to generate funds and re-establish and or rebuild the reserves.
  - **These Units are Designated for removal—all units in buildings 1, 18, 19, 20, 21, 22, 23, 24, 25, and 26 located on Cochise Trail and White Wolf intersection.**
2. **Special Assessment or Borrowing:** Given the uncertainty of how long the right-sizing process may take, the association may need to vote to impose a special assessment on owners or seek external financing to cover immediate operational needs. This is necessary to maintain basic functions while the restructuring plan is implemented. The resort has been fully closed since September 27, 2024, and although the Board plans to reopen as soon as possible, we must address these financial gaps to resume full operations.

## Your Input Is Crucial

We are seeking your feedback on how you envision the future of Hiawatha West and your willingness to support the proposed solutions. Specifically, we'd like your thoughts on the following questions:

- If an option was made available to surrender your deed to the Association, would you choose to? Yes/No
- If right-sizing impacts your unit, would you like to swap to another unit so you can remain an owner, or would you rather receive a pro rata share of the sales income? I would like to swap/Pro-Rata Share of Sales Income
- If your unit is not included in those initially designated, do you hope for an opportunity to exit the resort without cost, even though you would not receive sales proceeds? Yes/No
- If a special assessment is required to cover the resort operational cost unit right sizing can be completed, are you committed to Hiawatha West, or would you choose to surrender your deed back to the Association at that point? I am committed/I chose to surrender
- Did you pay your 2024 maintenance fee? Yes/No
- Any additional ideas or concerns you may have about the resort's future?

## Next Steps

Please take a few minutes to complete the attached survey by **February 24, 2024**. Your input will directly influence the board's decisions as we work to stabilize and revitalize Hiawatha West.

**Please complete one survey per unit and week owned.**

If you have responded online, please do not respond again on this written survey unless you would like to update your response.

Understand that this situation may be difficult and unsettling, but your board is committed to maintaining transparency and fostering collaboration. With your support, we aim to overcome these challenges and secure a sustainable future for the resort.

Thank you for your attention and participation in this important process.

To complete your survey, scan the QR code below using your phone camera, use the link or submit the form below.

<https://airtable.com/appZcmJNkshQMyuyw/paglbHPL5itORbbMS/form>

You can take a photograph of this box with your phone camera and email to [hiawathawestreimagined@lemonjuice.biz](mailto:hiawathawestreimagined@lemonjuice.biz) or text 931-444-1394



## Hiawatha Manor West Survey

### Please complete below:

Indicate all unit/week ownership details, and please print clearly. Please also provide feedback on the requested information below:

**First Name:** \_\_\_\_\_

**Last Name:** \_\_\_\_\_

**Unit:** \_\_\_\_\_

**Week:** \_\_\_\_\_

**If an option were made available to surrender your deed back to the Association, would you choose to?**

\_\_\_ YES

\_\_\_ NO

**If right-sizing impacts your unit, would you like to swap to another unit so you can remain an owner, or would you rather receive a pro rata share of the sales income?**

\_\_\_ I Would Swap

\_\_\_ Pro-Rata Share of Sales Income

**If your unit is not included in those initially designated, do you hope for an opportunity to exit the resort without cost, even though you would not receive sales proceeds?**

\_\_\_ YES

\_\_\_ NO

**If a special assessment is required to cover the resort operational costs until the right sizing can be completed, are you committed to Hiawatha West, or would you choose to surrender your deed back to the Association at that point?**

\_\_\_ I am Committed

\_\_\_ I Would Choose to Surrender

**Did you pay your 2024 maintenance fee?**

\_\_\_ YES

\_\_\_ NO

**Any additional ideas or concerns you may have about the resort's future?**

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