

# OROFINO BY STRAIGHT CREEK TIMESHARE NEWSLETTER

## 2006

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### IN THIS EDITION:

- What's New at Orofino
- Annual Maintenance Fees Increase
- Maintenance Fees Payment Options
- HOA Timeshare Properties for Sale
- Property Tax Information

### OROFINO WEBSITE!

Orofino has a new website—[www.oroфинohoa.com](http://www.oroфинohoa.com). Go to this site for information on your timeshare and also to see recent resale lists.

### WHAT'S NEW AT OROFINO?

Winter is here and the ski slopes are open. Summit County had above average snowfall in November and December- leading to great early season ski conditions.

Most of the local ski mountains had 100% of their terrain open by the beginning of December!

This year at Orofino, Management added DVD players to all the timeshare properties. This added amendment was a necessity to stay

current with other lodging in the Summit County.

All of the landscaping was trimmed this summer to give Orofino a cleaner exterior look.



Also, Orofino's maintenance crew replaced the building 4 lower concrete walkway which was warped and created a serious drainage problem.

Next summer, Orofino will get a facelift with a new coat of exterior paint and a sealant on the concrete exterior. This improvement should update Orofino for a more polished look.

### ANNUAL MAINTENANCE FEES INCREASE

The Board of Directors for Orofino Timeshares decided to increase the annual maintenance fee to \$340/year for 2006. The reason for the increase is to spend more on interior upgrades and also to cover increasing gas, electrical and operating costs.

The increase in maintenance fees will allow management to spend an additional \$1000 per unit per year solely on interior upgrades. The upgrades planned are tiling the kitchen and laundry room area, replacing kitchen cabinets where necessary, and other various upgrades. These upgrades are necessary and will help maintain the value of your timeshare.

Also, the exterior of Orofino will be sealed and painted next summer. Orofino Timeshare owners will not receive an additional assessment for the sealing and painting of the buildings since the timeshare units' portion of this cost will be covered by forgiving the parking lot debt of \$15,000 owed by the Orofino wholly-owned association to the Timeshare Association.

