

# 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.

## ANNUAL MAINTENANCE FEE: PAYMENT OPTIONS

Timeshare owners may pay the \$340.00 yearly maintenance fee in 2 ways (BUT you must be current, this does not apply to any past due accounts.)

1. Pay in full no later than January 15, 2006
2. **Or** you have the option of splitting your payment; \$170.00 by January 15<sup>th</sup> and the balance before July 15, 2006.

**\*\* Your payment of \$170.00 or more must be RECEIVED by January 15, 2006 to exercise the second option or the balance of the annual maintenance fees are due and payable immediately with interest assessed as of the 15<sup>th</sup> of each month on the unpaid balance.**

We accept personal checks, cash, certified funds, VISA, MasterCard, or Discover Card for payment.



### OVERDUE SITUATIONS & LEGAL RESPONSIBILITY:

#### What happens if I become delinquent?

Remember that this can be avoided! **IF** you do not pay your dues, you will get a revised statement that includes monthly interest. You will be advised that you are past due and given a realistic period of time to pay the outstanding balance. Then if the account is not brought current, you are advised that your account is

being sent to Collection. **Per the Orofino Declarations** the owner of the timeshare week is responsible for the costs associated with the collection process including interest on the outstanding balance, attorney's fees and any court costs incurred to collect the debt.

### TIMESHARE RESALE LIST

The Association has the following weeks for sale. Please call Americana Resort Properties for more information on purchasing a week. Any reasonable offers will be considered by the board.

Unit 311	Week 15
Unit 302	Week 20
Unit 311	Week 34
Unit 302	Week 39
Unit 302	Week 40
Unit 417	Week 40
Unit 203	Week 41
Unit 204	Week 50

There is also a list of properties for sale by owner listed at [www.orofinohoa.com](http://www.orofinohoa.com).

**Update us!** Please review your statement information and let us know if your address or phone number has changed. We welcome your e-mail address too. Keeping this information current allows us to contact you if there are problems with your account or news from Orofino that you should know about.

### 2006 TIMESHARE BUDGET BY TIMESHARE WEEK

#### Income

Weekly Maintenance Fee	\$329.52
Rental Revenue	\$5.83
Interest	\$2.23
Timeshare Sales	\$3.33
Miscellaneous	\$5.23
<b>Total Income</b>	<b>\$343.14</b>

#### Expenses

Association Dues	\$52.50
Housekeeping	\$66.35
Cable TV	\$8.01
Telephone	\$7.19
Utilities	\$44.17
Interior Maintenance	\$43.33
Interior Upgrades & Reserve Contribution	\$20.83
Management	\$60.41
Miscellaneous	\$10.39
Insurance	\$2.38
Legal and Title Company	\$9.33
Property Taxes	\$12.92
<b>Total Expenses</b>	<b>\$337.81</b>

#### Timeshare Taxes

For the purpose of your 2005 tax return, your property taxes paid in 2005 are \$12.84 per timeshare week.

### HOW TO REACH US

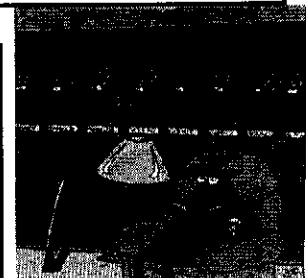
The Orofino Timeshare Association is managed by Americana Resort Properties.

Our winter hours are:

Monday-Saturday 8:30am-6pm

Sunday 12:00 noon-6:00pm

Phone: (970) 468-8363 [www.americanaresorts.com](http://www.americanaresorts.com)



All of the other reindeer used to laugh and call him names.