

## Message from the Board of Directors

Happy New Year from your board. 2009 promises to be an interesting year for us at Twin Rivers. Ironically, despite the economy we find our association to be in the best financial position we've been in for many years. Most of the major repairs have been completed, and now we're able to start doing the "fun" stuff. You'll notice new 32" LCD televisions in your units when you use them next. The old TVs were moved into the loft (3bedroom units) or master bedroom (2bedroom units). Those TVs too old to support RCA jacks for DVD players were disposed of, so those units have 2 flat screens. AND, 2 DVD players per condo were added, eliminating the old VCR players.

Also on the positive side, the bill that accompanied this letter is the next to last installment on the special assessment that was begun a few years ago. After 2010, we'll go back to 2 payments per year, in May and October, and we'll totally eliminate the January payment. We're very excited about that, and resolve to do as much proactive planning as possible to eliminate special assessments in the future.

In the survey you completed last summer, you told us loud and clear that upgraded televisions, wireless internet and living room furnishings were tops on your list of desired upgrades. We are happy to report to you that the TVs are done, the entire resort has wireless internet, and the living rooms will be upgraded this year, as soon as possible. Your quick payment of the enclosed bill will provide the funds to do so. First on the agenda is replacing the old club chairs in the living room. Many are broken and the rest are worn out. We hope to have them replaced before the ski season is over, depending on how quickly you pay. Sometime this spring, we hope to totally refurbish and refinish all the case goods in the entire condo, including all end tables, dressers, coffee tables, dressers, dining tables, etc. The case goods were custom made from hard wood specifically for our condos. While they may not be the most elegant in design, they've held up exceedingly well, and their rustic design fit well in Winter Park. They are very functional and in great shape, other than the finish. With refinishing, we should get another 10 years or more from them at very minimal cost.

On the negative side, all of us are paying more than we should, due to the fact that around 10% of our weeks are not generating income. That adds around 10% to our maintenance fees. Most of those non-paying owners have been foreclosed on. Therefore, if we could find homes for the association weeks, it would help all of us. We are giving them away at no cost, and there are some very desirable weeks available. Please be sure to recommend to friends and family that they take our inventory, it will help them and you as well. For a current list, go to [www.twinrivers.org](http://www.twinrivers.org) and click on TRI Weeks Giveaway, or call Debbie Briggs at 970-726-5701 ext. 232, or email Philip Abdouch at [philip@09family.com](mailto:philip@09family.com).

Don't forget that you now have a choice in exchange companies. RCI, the largest exchange company in the world, is now an option for you, in addition to Interval International. For a limited time, RCI is offering you 2 years membership for the price of 1 year + \$1. This is a great opportunity for you to try them out.

Also, if you want to get an extra exchange week in your inventory with either RCI or II, call Debbie Briggs. For only \$250, she will deposit an association owned week into your RCI or II account. Or, if you want to rent at Twin Rivers, we will rent you any week available in the associations inventory within 60 days of

checkin for only \$125 per night for Friday/Saturday, and \$50 per night weeknights (2 night minimum).  
What a Deal!!!

We wish you a happy and healthy 2009.