



Refurbished Unit



### EXCHANGES



You do not need to contact the resort if you want to exchange. Call directly to your exchange company and they will contact us on your behalf.



[www.indianpeaks.org](http://www.indianpeaks.org)  
jdevos@allegiantmgmt.com  
970-726-8822

### Winter 2011

Visit our website and check out our new features and pictures!  
[www.indianpeaks.org](http://www.indianpeaks.org)

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# Letter from the President ...

## THE STATE OF INDIAN PEAKS

Indian Peaks has come a long way from its troubled beginnings in the early 1990's. Poorly managed and governed, by 1994 the homeowners association was nearing bankruptcy; we were behind in our taxes; and our units were already showing their age with no money set aside for the future.

Those were turbulent times, indeed. But in the end, the present board wrested control of the homeowner's association from a self-serving bunch and began turning things around. I say the present board with a lot of good memories of a dedicated team of people with diverse backgrounds who have managed your association for what is now counted in decades. We've agreed we would welcome new faces on the board so some of us could retire.

To that end, we are seeking applicants for new board members. We are looking for owners who are interested in the long-term success of Indian Peaks as the non-profit Colorado Corporation that it is, with the duties and obligations that go along with it. That is not to scare you off, because our management company does fine job at the complicated tasks of seeing to the day to day operations, keeping our property in a first-class condition, controlling our collections, finances and expenses. But if you have a business background and have served on non-profit or other board of director positions, please send a brief resume and a few words about yourself and what you would like to accomplish on the board. Send

it to our manager, Jon de Vos at: Allegiant Management, LLC, P.O. Box 66, Winter Park, CO 80482 or via email to [jdevos@allegiantmgmt.com](mailto:jdevos@allegiantmgmt.com).



Our resort faces another problem with owners whose lives and lifestyles have changed and they begin to view their timeshare week and the dues that go with it as a liability. In the mail, they receive, as we all do, postcard solicitations from fun-sounding companies like Vacation Time, LLC or something similar, to get out of their obligation, to "NEVER PAY DUES AGAIN". Their service comes with a fee that ranges as high as \$7000. Then they transfer the deed to a holding company that never pays a dime in dues back to the association. The owner does walk away free and clear but the association is severely injured in the process with no way to get the deed to the property back except through an expensive foreclosure.

Before you pay a company to take your unit over, please contact our manager at the above address. Your board has directed him to take back owner weeks for a fee of \$2,000, payable to Indian Peaks. So, before you pay a relief company, remember, you will be doing a good service to your fellow owners to deal with the homeowners association.

Today, every owner may take satisfaction and comfort that the board's efforts, coupled with your continued support, led us to success. Today, we are financially secure with adequate reserve funds; we are well-managed; our resort is well-maintained. We have a plan in place to keep Indian Peaks a comfortable and desirable place to vacation for many years to come.

Thank you,

*Howard Baker*

Howard Baker,  
President Indian Peaks Interval Owners Association

Find out more about postcard Relief Companies, go to [www.resorttrades.com](http://www.resorttrades.com) and in the January 2011 issue see the article titled: "Thoughts on timeshare resales and relief companies."

## DID YOU KNOW?



### Financial Facts about Indian Peaks:

1. The dues have not gone up in three years.
2. Our bills are current
3. The association came in over \$24,000 under budget for 2010.
4. The units have been recently updated and are in good repair
5. We have a solid, long-range financial plan to guide us through the next 30 years
6. The Homeowners Association has a combined \$315,424.93 in savings as of January 1, 2011

One week's share of  
2010 property taxes  
per unit at Indian Peaks

**\$18.04**

## ACCOUNT CODES



Your account code contains your week and unit number. The first two digits are 00. The next two digits are the week you own that ties to the exchange calendar. The next digit is a 1, 2, or 3, representing buildings A, B, and C, respectively. The last two digits, separated by a 0 are your unit number. Example: 0004213 would be week 4, unit B 103.

