

# HIAWATHA MANOR

April 2016

## Special Assessment

An assessment was approved by a vote of the membership to support the health and longevity of Hiawatha Manor Association. After detailed review of the options available that would be in the best interest of the owners, the Board proposed an assessment to address several issues that, if not resolved, could impact the future of Lake Tansi.

The most urgent issue is a break in the underground water lines. The resort sits on a plateau so not addressing this problem as soon as possible may result in serious long-term consequences. In an effort to locate and fix the leaks and make it easier to locate problems going forward, water meters are being installed for each building.

The funds derived from this assessment will also be used to purchase surrounding land. We currently are on a sewage treatment plant owned and operated by the Property Owners Association (POA). Given past sewage problems and the limited amount of surrounding land, it is a wise investment to purchase on-site property in the event that another sewage treatment plant should need to be developed for the Association. This is a protective measure to support the resort's long-term viability. If another treatment plant is not required, this property will serve as an investment property to be sold at a later date as it is being purchased at fair market value.

The largest expense will be necessary improvements to 30 units. Given the age of the resort and the tight budget we have maintained, upgrades have been limited; however, there are several areas that are no longer deemed acceptable to travelers and exchange guests. In order to address these issues before ratings become detrimental to the resort, some additions must be made. The upgrades will include adding flat screen televisions, laminate and tile floors, sofa sets, mattress sets and adding a second bathroom to five units.

Although an assessment is not something the Board wanted to do, we hope that the owners understand its necessity. The benefits that this will bring to the units and the membership as a whole will be well worth the additional fee. Thank you for your ongoing support to Lake Tansi. We are all in this together and strive to maintain an unforgettable vacation destination that has filled our past with countless memories and will continue to provide treasured vacations in the future.

This assessment is a one-time fee. For more information on the payment options available to you, please contact Crown Resorts, Ltd. at 228-875-0020.

*“Travel is  
the only  
thing you  
buy that  
makes  
you  
richer.”*

*- Unknown*