

Escape

a subsidiary of The Christie Lodge Owners Association

Owners Insure a Bright Future for Our Lodge

The Third Amendment is Passed!

The Christie Lodge Board of Directors and Management Team would like to express their sincere appreciation to all of the owners for their ongoing support and commitment to the Christie Lodge.

For nearly 30 years, the Christie Lodge has provided memorable vacations for its almost 10,000 owners. The CLOA Board of Directors, the Management Team and our incredible employees look forward to providing many more years of great vacations for you and your families.

Recently, at the last Annual Meeting, owners voted to approve the Third Amendment. Passage of this amendment benefits both current and prospective owners by extending the timeshare program for an additional 40 years, and gives current owners flexibility to terminate at a time that makes sense, rather than at a fixed date ten years from now.

With the 2022 termination date of the timeshare program, the Board felt that the future of the Christie Lodge was uncertain and that it significantly devalued timeshare interests. In addition, Owners now have the flexibility to recommend a timeshare program change or termination at any time, rather than as before on December 31, 2022.

Vail Resorts recently invested \$1,000,000,000 into their ski areas and villages, and the towns of Vail and Avon are continually upgrading and expanding. We are confident that this ongoing growth and investment is the reason we are seeing an increased interest in the Christie Lodge and the value that it offers. Passage of Amendment 3 fits right into this trend by giving potential purchasers confidence in the



You've come a long way, Baby!

Some owners may recall the old cedar siding, still beneath the steel siding of today.

Who can guess what it'll look like in 50 years?

long term value of their purchase and enables management to move forward with long term capital improvement planning. In assessing possible future needs, the actual physical structure of the Lodge has been examined and engineers believe that our building is quite sound.

Our talented Sales & Marketing team continues to seek out a broader market and rejuvenate our owner base while working diligently to sell bulk weeks. Potentially, the value of your investment will grow as more weeks are sold and less inventory is available for purchase on the open market. We are also sensitive to the fact that there are owners who are seeking an exit strategy. We want to assure you that we will work hard to help you find a resolution that fits your individual circumstances.

The Christie Lodge has a tremendous group of
(see "Amendment 3 Is Passed!" on next page)

Winter/Spring 2012

(continued from front page)

Amendment 3 Is Passed! - We have 50 more years!

seasoned superstar managers and we continue to attract quality employees, whose hard work and excellent customer service is resulting in great comment card ratings through RCI, Interval International, the Vail Valley Partnership, and various online travel websites. These high scores increase your trading power, help the Lodge rent unused units, and make us one of the community's favorite lodging sites. Amendment 3 secures our future, which in turn continues to attract talented, high quality job seekers.

Of paramount importance is our commitment to always seek enhancement of owner enjoyment and value. We continuously look for new and better ways to deliver superior vacation experiences. We believe that the passage of Amendment 3 will better enable us to keep our commitment to you.

And don't forget, there are NO additional charges to owners for extending another 40 years!

Your CLOA Board of Directors and Management Team are excited about the opportunity to rejuvenate our owner base and to share a bright future for the Christie Lodge with all of you.



This is not something from the future - it's the original indoor hot tub - in the mid 80s.



Our newest outdoor large family hot tub - we wonder what we'll have in 2062?

CHRISTIE LODGE OWNERS ASSOCIATION FISCAL YEAR ENDING 6/30/2010 CASH BUDGET

REVENUES	
ASSESSMENTS	\$ 5,081,114
RENTAL	\$ 2,155,313
SALES	\$ <u>20,826</u>
TOTAL REVENUE	\$ <u>7,257,253</u>
EXPENSES	
MGT. & ADMIN.	\$ 1,839,372
ROOM OPS & GUEST SVCS.	\$ 2,611,524
PROPERTY OPS & MAINTENANCE	\$ 1,248,834
OVERHEAD EXP.	\$ <u>782,994</u>
LESS OPERATING EXP.	\$ <u>6,482,724</u>
RESERVE FUND. REQ.	\$ 648,407
DEBT PRINC. PMTS.	\$ <u>-</u>
LESS NON-OPER. EXP	\$ <u>648,407</u>
NET INCOME FROM OPERATIONS	\$ <u><u>126,122</u></u>





Rez Hotline:
1-888-
325-6343

We are here for you! Please call us, as far in advance as possible, to discuss your reservation needs. We will help make it work!

Visit www.christielodge.com for owner benefits including Bonus Time, internal exchanges, and special owner purchase weeks.

CLOA 2011 Annual Meeting Held at the Christie Lodge

On Saturday, October 1, 2011 the Christie Lodge Owners Association held its Annual Owners Meeting at the Christie Lodge in Avon, Colorado. The meeting was attended by approximately 95 owners and spouses. This meeting conducted the annual business of the association and Management provided additional information to the owners. The Christie Lodge's Managing Director, Lisa Siegert-Free, welcomed everyone and introduced those staff members present, noting that her team brings 173 years of combined experience and service excellence to the Christie Lodge.

Chief Financial Officer, John Lee, presented information on the various Rescue Companies and provided information on how to report unwanted solicitation to the Attorney General's office.

Reservations Manager, Tom Butz, explained a variety of ways owners can use their weeks and encouraged everyone to contact his office for assistance with booking their stay, exchanging weeks, and with any concerns.

Rick Dameron, Director of Operations, was excited to present an update on the recent renovation project. Besides coming in under budget, his team completed the work in less than 90 days. Mr. Dameron presented before and after pictures, described how many of the projects were done in-house by our Christie team, and invited everyone to tour the model unit.

The agenda for the meeting included the election of officers to fill three open positions on the Board. The slate of candidates presented was: Mr. J. Raymond David from Pilot Point, Texas; Ms. Kristen Nostrand from Cincinnati, Ohio; Ms. Lucy Aldridge from Marietta, Georgia; and Ms. Christina Holcomb from Glenpool, Oklahoma. The voting results were announced by Ms. Lisa Siegert-Free and those elected were: Mr. J. Raymond David, Ms. Kristen Nostrand, and Ms. Lucy Aldridge. On behalf of the Board of Directors, Mr. Kujawski invited Ms. Christina Holcomb to serve as a Board committee member.

Another important topic on the agenda was the discussion and voting on the 3rd Amendment to the Christie Lodge Condominium Declarations.



Meeting attendees enjoyed festive decorations around the outdoor pool and new hot tub.

After an informative presentation and open discussion, the members voted in favor of extending the Timeshare Program for another 40 years. The owners felt that the extension to year 2062 will allow them many more years to enjoy their weeks, or valuable time to proactively research exit strategies that will be beneficial to each owner.

Owners and Management expressed their thanks and appreciation for the efforts, experience, and dedication that the Board of Directors brings to the Christie Lodge.

The next CLOA Annual Owners meeting will be sometime in October of 2012. The date and location will be posted on the website when determined.



Chief Financial Officer John Lee presented an informative talk on methods of dealing with unwanted solicitations for selling timeshare weeks.

**The Christie Lodge
Owners Association, Inc.
P. O. Box 1196
Avon, CO 81620-1196**

Board of Directors

**Gary Kujawski, President
Steve Vickers, Secretary
Lucy Aldridge
J. Raymond David
John Mertens
Kristen Nostrand
Art Olson**

USA Pro Cycling Challenge Comes to Avon



Excited spectators await the start of the race in Avon, real close to the Christie Lodge!



The very talented winner of this event, Levi Leipheimer, awaits the start of the race.



Spectators could get within inches of the world class bicyclists for pictures and autographs.

Colorado recently hosted the inaugural USA Pro Cycling Challenge, which is a week-long professional cycling road race that is in the same category as the famous Tour de France. In fact, the top three finishers of the 2011 Tour de France, Cadel Evans, Andy Schleck and Frank Schleck (1 to 3 in that order) competed in the new event.

Approximately 135 riders from places the world over competed in the 518-mile course that started at the Garden of the Gods in Colorado Springs, then wound its way over the continental divide, through Avon, and on to Steamboat Springs before heading back for a finish in Denver.

On the fourth day, which is called “Stage 4” the riders started this leg of the race in Avon, just a short walk from the Christie Lodge. A particularly thrilling feature of this event was the high level of participant-spectator intimacy. Race watchers could observe the action from just a few feet away from the biggest names in the sport. Riders were also glad to give autographs to the loyal fans, of which over one million were estimated to view some part of the race.

The Colorado competition was especially grueling as a major portion of the route was at altitudes as high as 12,095’ at the beautifully scenic Independence Pass near Aspen. One source calculated that riders were forced to climb over 36,000 feet during the seven-day event – that’s about seven miles straight up!

Having a world class event such as this one is a great thing for the area. It was estimated that the USA Pro Cycling Challenge brought over \$83 million into the Colorado economy.

The 2012 event has already been scheduled for August 20 – 26. It will begin in Durango and once again terminate in Denver. Like the 2011 event, the fourth day will involve Beaver Creek and the route will be another easy walk from the Christie Lodge.

This is a spectacular and unique opportunity for bicycle enthusiasts to enjoy a crown jewel of an event in the pro cycling world. Owners who would like to vacation with us during this time should call our reservations department and book as soon as possible!

When an owner makes a maintenance fee payment, that owner becomes eligible for a nice prize - a free exchange week from RCI or II. A week is given each billing period. This period's winners are:

Lareau Lindquist
Rockford, Illinois

Walter & Diane Baumann
Arlington, Texas

David & Deborah Tuttle
Johnstown, Colorado

Christina Marie Holcomb Named to Board Committee

We are excited to introduce Christina Marie Holcomb as a new Board Committee member. Christina resides in Glenpool, Oklahoma and has 2 adult children, Bridgette (26) and Michael (29). She was on the Ladies Pro Bowling Tour for three years and at present is a professional bowling coach and owns her own business called the Coaches Eye, LLC. She coaches at Andy B's Bowling Center in Tulsa, OK and once a month here in the Vail Valley at the Back Bowl in Eagle. Christina is also coach for Oral Roberts University in Tulsa, OK, and serves as a staff member with Ebonite International, one of the largest bowling ball manufacturing companies in the world.

Christina attended Stockton State College majoring in accounting and computer science. She also attended the Culinary Institute of America in Hyde Park New York and graduated as a certified professional chef. In addition to owning and operating several restaurants, she has worked at Caesars Palace as an Executive Sous Chef and also at the Marriott as a Food Service Director.

Our adventurous new member took flying lessons and received a private pilot license in Santa Fe, NM. One day while flying back from Boise, Idaho, she and her husband crash landed from 10,000 ft, due to mechanics negligence,

but fortunately walked away with only minor injuries. After her accident, they moved to Glenpool, OK where she attended the Spartan College of Aeronautics, earning an Airframe and Power Plant Technician's degree.

She currently owns 3 weeks at The Christie Lodge and a total of nine weeks in the timeshare industry.

Her hobbies are, of course, bowling, skiing, bicycling, softball, golf, flying, cooking, and she says that she knows just enough about computers & electronics to be dangerous! And last but not least . . . Zip-Line!



Christina "relaxes" on a zip line.

What's New at the Christie Lodge . . .



Bold and fresh new looks throughout the units are seen here in the bedroom and living area.



We are excited to announce that our renovation project has been nominated for an ARDA award by our designer, Jim Mirrabella of Granite State Furniture Company. Winners will be announced in April at the upcoming ARDA (American Resort Development Association) Convention in Las Vegas.

Now that our renovation is complete, our hardworking crew in Engineering is now focused on the following new projects:

- ▶ Installing new dish racks, kitchen chairs, patio furniture, bathroom medicine cabinets, and new pictures in some units.
- ▶ The ceiling tiles in the common areas are all being replaced.
- ▶ All the handrails are getting a fresh coat of brown or tan paint.
- ▶ The front parking lot walls have been replaced with stamped, colored concrete.
- ▶ A new vinyl fence has been installed around the property line.
- ▶ Soon to come . . . installation of new furniture in the common areas.

In January Debbie Marquez will be opening a new restaurant in the Christie Lodge called **Café de Luna**, which will feature Mexican cuisine.

There are lots of new and exciting happenings at the Christie Lodge!

CFO John Lee Explains Owner Survey Results

Thanks to you, the 2011 owner survey was a smashing success with over 23% owner participation. The landmark survey dove headfirst into sensitive areas of satisfaction, value and re-sales, often taboo subjects in our industry. Some results were expected while others surprised us.

Responses to questions designed to determine the level of interest in the Christie Lodge today and possibilities for tomorrow were as varied as each individual owner's idea of vacationing. One thing is certain, owners overwhelmingly expressed their opinions, passions and desire to make the Christie Lodge an even better place. We too share that passion and are excited about the future of working together with you to make it happen.

Average satisfaction and value scores approached seven on a scale of one to ten and individual comments expressed many happy vacation memories, positive Lodge employee interactions and ideas to improve. Responses about ownership for the purpose of exchange indicate nearly 50% own for the opportunity to travel the world and The Christie Lodge remains a desirable option creating value for this type of ownership.

Exchange benefits remain one of the best reasons to own Timeshare and providing flexible easy exchanges are of high interest. Questions exploring ideas to help owners improve their exchange value and simplify the process met with mixed results warranting further examination. While most are happy with their exchange options not enough are satisfied with the ease of getting what they want or the costs to exchange.

The Christie Lodge works hard to maximize exchange value for owners by banking weeks in advance, offering advice to owners on the Christie Lodge website, education in owner's meetings and remains available for personal consultation. Our goal is to constantly improve value further. Banking early remains the best way to maximize value and find the perfect vacation you have been dreaming of. Look for a redesigned owner's website in 2012 for possible alternatives.

Exploring value added ownership enhancements also met with mixed results. We suspect the complicated nature of some of the products offered (points, travel clubs etc.) were difficult to understand fully in a survey format. The Christie Lodge is examining ideas to provide multiple value added products to owners as responses indicated one size does not fit all. Our goal is to offer as many ownership enhancement options at little to no cost allowing you the owner to choose what may be right for your vacation pref-

erences. Look for exciting new enhancement options in the future!

The survey directly addressed the difficult issue of re-sales and the results indicated that some owners who are interested in selling are experiencing some difficulty.

As a result, "Relief" companies are attempting to cash in on this by making false claims about the value of Timeshare in order to convince owners to pay large upfront sums and often not executing their promises of finding a buyer. We continue to caution owners about these practices and are working together with owners to find the best solution. We encourage owners to contact our owner relations department with any suspect offers and we will be happy to investigate claims on your behalf.

A majority of owners expressed high interest in a secure place to interact directly with other owners wishing to buy and sell Christie Lodge weeks and we are exploring a safe and legal way to offer this option on the secure owner's website.

The 2011 survey confirmed that the Timeshare value proposition is of primary importance and the key driver of satisfaction. As with any asset we own, Timeshare is a great product when used.

We are grateful to have such a passionate and loyal owner base willing to share their views and we will be reaching out to you to explore more ideas in future surveys. Your opinion is the most important factor in helping us to guide our future together. With your continued support we are excited to create even better value options on our Christie Lodge vacation journey together.

Valley Tidbits . . .

◆ There is a new on-mountain ski-in, ski-out table-service restaurant in Vail named "The 10th" whose name is a tribute to the 10th Mountain Division of the Army, a group that played an important part in WWII.

Some of the founders of Vail served with the 10th Mountain Division and at least one still resides in the area. The 10th restaurant is centrally located in Mid-Vail on Vail Mountain.

◆ Also new to Beaver Creek is a new, high-speed lift located in Rose Bowl that will make getting to the top for a ski-down much easier and more fun!

Tips for Enjoying Your C.L. Ownership . . .

Owner Use: Use your vacation week yourself at the Christie Lodge. Book Friday to Friday or Saturday to Saturday. Since owners during floating vacation weeks can reserve their week up to 360 days prior to arrival, early bookings are highly encouraged to help you get the week you want!

Owner Guest: Gift or rent your week. Please make sure you alert us to the name/address change for the reservation prior to arrival.

Share Your Week: The owner may use part of the week and an owner guest may use the remainder of the same week. Extra cleaning fees may apply.

Upgrades: Owners wanting to upgrade from a one to three bedroom accommodation may request an upgrade 45 days prior to their arrival. Fee applies.

Internal Exchange: Create up to a 3 year extension to your week to come to the Christie Lodge. Owners may use this benefit to trade seasons or extend their current week into following years. Internal Exchange fee required based on season upgrades.

External Exchange: Contact your preferred external exchange company to travel to another timeshare resort. Maximize your trading power by booking your week and banking it with an external exchange company at least 9 months from the week you are booking! The Christie Lodge is directly affiliated with both RCI and Interval International to help you get the most from your exchange.

Bonus Nights: Owners receive 12 highly discounted bonus nights a calendar year per contract owned. Reservations may be requested 30 days prior to the arrival date and may be booked in other seasons and sizes of units than what you own. Restrictions do apply.

Owner Special Purchase Weeks: Owners may request additional weeks on a Friday to Friday or Saturday to Saturday basis for a highly discounted weekly rate. Rates are based on season booked and do not have the same restrictions as bonus nights.

Nightly Discounted Rates: Owners receive the best available nightly rates when other programs do not fit their needs.

We are here to help you get the most of your ownership! If you have a question or need assistance, please contact Reservations at **888-325-6343**



Tom Butz, Reservations Manager, gives helpful tips on usage and enjoyment of your ownership.



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