



River Village Phase IIIB Owners Association

Annual 2025 Newsletter

Board President – Carol Martin

Happy New Year River Village Phase IIIB Owners!!

The River Village Phase IIIB Property Owners Association Board of Directors held their Budget meeting on December 7, 2024, and successfully approved a balanced budget for fiscal year ending March 31, 2026, with an increase in both operations and reserve contributions. In 2025 we will focus on continual improvement of your River Village IIIB property with several approved refurbishments and unit upgrades.

2025 Updates

Resort Management Team

Greg Huffman – Resort General Manager

Kurt Fillman – Resort Assistant General Manager

Angela Sharpe – Administrative Assistant/Owner Liaison - angela.sharpe@wyn.com

Owner Website & Text Messaging

The new and improved Shawnee owners' website has launched! Please visit www.shawneeowners.com to check it out! Email Angela Sharpe at angela.sharpe@wyn.com for information on resetting your username and password.

Our text messaging platform is available daily between 7AM – 10PM @ (570) 729-5489.

Maintenance Fees 2025

2025 Annual Maintenance fee was approved, resulting in a maintenance fee consisting of \$643.58 for operations, **\$51.61 for real estate and property taxes**, as well as \$283.24 contribution per interval for reserve fees for a total annual maintenance fee of \$978.43 per interval. Please call (866) 324-8599, Option 4 to pay your maintenance fees or you can email assessmentbilling@wyn.com . **We no longer take maintenance payments directly at the resort.**

Your Board of Directors are here to answer any questions you may have regarding your ownership. Please send all correspondence to Shawnee Resort, Attn: River Village IIB Board of Directors, PO Box 93, Shawnee on Delaware PA 18356.

2025 Annual River Village IIB Owners Association Meeting -

Saturday, June 7, 2025

RV IIB Annual Meeting

10:00AM

Check In

Reminder: check-in is at the Recreation Center after 4:00 pm. Prior to arrival, please provide names of all parties on the reservation that will be checking in to the unit, ensuring a smooth and efficient check-in process. All guests checking in must be over the age of 21. A photo ID and valid credit card will be required to check in. A one-time deposit hold of \$250.00 will be placed on the credit card at check-in and will be released back to the credit card depending on your credit card terms.

Collection Policy

A reminder that your maintenance fees for 2025 will be due in full by April 1, 2025. Any outstanding bills after May 1, 2025 will accrue monthly late fees. All maintenance and late fees will need to be paid in full prior to making any reservations, exchanges, or deposits of your interval. If you prefer to make payments on your maintenance fees you may do so in three separate payments, to be paid in full by April 30, 2025.

If a maintenance fee is not paid by July 1, 2025, your account will proceed into collections, a fee of \$75.00 will be assessed and will need to be paid along with your maintenance fee and any late fees that have been incurred. Along with the above-mentioned late fees a 35% collection fee will be added to your outstanding balance. This will also need to be paid in full to reinstate your account. If your account goes to a collection agency all payments will need to go through the agency. After October 31, 2025, if your account is still not up to date, we will begin the foreclosure process, and you will incur an additional \$200.00 fee.

No Smoking Policy

The current no smoking policy that was enacted April 1, 2013 continues to **be strictly enforced**. Please refrain from smoking inside the units. Upon check out, should it be determined that the unit interior requires deodorizing, a fee of \$250.00 will be applied to the guest's credit card provided at the time of check in. We appreciate your cooperation in our efforts to provide a clean and smoke free environment for all our guests.

No Pets Policy

Pets are not allowed at River Village IIB Property, except for service animals that have been trained to work or perform tasks for the benefit of an individual with a disability. An assessment of \$100.00 per day will be charged for the extra cleaning necessary to make the unit ready for the next guest.

We wish you a healthy and successful 2025!