

BLUE TREE TIMES



VOLUME XII, ISSUE 5

AUTUMN 2005

President's Message

Dear Fellow Owners:

This year has been a very eventful one for your Association. The Association broke ground for the construction of our Reception and Operations facility in February, and construction is nearing completion. We expect to complete our move into the building before the winter holiday season. The facility will provide our owners and guests with the reception and check-in experience they deserve. The facility will include a business center for those who want to check their e-mail and surf the web during their stay, as well as, space for our new activities program. Of course, all the operations that have been housed for the last three years in various temporary facilities throughout the property, will also be consolidated in the building, and the modular facilities will be removed.

The activities program that we began in July has been a tremendous success. Please be sure to check the weekly calendar of activities during your stay. Jeff Schwartz, the Activities Coordinator, has developed a program that will suit the interests of all ages.

Our unit refurbishment program will enter its final year in 2006, and when completed, all of our units will have received a makeover since 2002. Some of the units had not been refurbished since 1995, and we are sure you will appreciate the difference on your next visit. Also, during 2005, all the bedding in the resort that had not been replaced during refurbishment, has been upgraded to new pillow top mattresses to ensure a comfortable and relaxing stay for our guests.

In closing, we believe the resort is well positioned for the future, with an Association owned Reception and Operation facility, recent refurbishment throughout the resort, and sound financially. We appreciate your continued support.

Sincerely,

John Sgarlata jsgarlata@bluetreeowners.org and **James Bonds** jbonds@bluetreeowners.org

Let Us Know Your Ideas



Your feedback and ideas are very important to us. We want to know what you would like to see in the next issue of the Blue Tree Times. Please let us know your ideas and concerns by either calling the Owner Services Department at (800) 238 - 6014 or emailing us at ownerservices@bluetreeowners.org. This newsletter is for you. We want to make sure we provide you with the necessary information that you may need to make the most of your valuable vacation time.



Meet the New General Manager, Reinaldo Gonzalez

We are proud to announce that Reinaldo Gonzalez is the new General Manager for Blue Tree Resort. He holds a B.A. in Business Administration, a Community Association License for the State of Florida, and he is certified as a Hospitality Manager. He has successfully managed several timeshare properties for the last 18 years and brings a wealth of knowledge on resort operations and customer service. He is definitely a great asset to our company. Join us in welcoming Reinaldo to the Blue Tree family.

A Note from the General Manager

I am very excited to be part of the Blue Tree Resort family and look forward to assisting our owners and guest's needs. I would like to take this opportunity to remind our owners that we are hosting our Meet & Greet meetings on Tuesday morning every week. During this meeting, our management team will provide information on Interval International, updates on refurbishment, resort activities, tour one of our refurbished units and answer questions and concerns from owners. This is a great opportunity to hear your voice and suggestions. You can also visit our website at www.bluetreeowners.org.

The 2004 Annual Meeting was a success! This year, the Blue Tree Resort at Lake Buena Vista Condominium Association was able to conduct an official annual meeting thanks to the owners who returned proxy votes to reach a quorum. We appreciate your cooperation and would like to encourage you to help your Association continue its success in 2006 by completing and returning your proxy vote.

Remember, without your proxy, there is no meeting!

Resort Highlights and Accomplishments

A lot has happened since our last Newsletter. The SPM Resorts, Inc. management and staff are excited to share these projects and improvements with you.

The activities department has been a smashing hit this summer. It consisted of a five-day schedule with activities that range from arts and crafts, children's games, pool games, and for a nominal fee, you can enjoy a hot dog or hamburger, chips, and drinks at our weekly Fun Lunch by pool #4.

The refurbishment project for 2005 will begin the month of October and November. Buildings 3, 13, and 18 will be receiving new color schemes on the interior unit walls, installation of new furniture, draperies, bedspreads, carpeting, artwork, and new tile in the kitchens and bathrooms. The remainder of the refurbishment will be completed by the Fall of 2006.

The homeowners association has also approved the replacement of the standard 19" tv with a wall mounted flat screen in the one executive master bedroom. This will permit more walking space around the room and eliminate the use of the tv stand.

The Engineering Department has been working on improving the appearance of our public areas. Several projects that have been accomplished include; repainting of the shuffle board court, adding two benches at the children's playground, new water fountain by pool #4, replaced and repaired windowsills, repaired stair railings and hallways all around the buildings, and they continue to conduct preventative maintenance on the units.

The housekeeping staff has been hard at work improving the general cleanliness of our public

deep cleaning of the tile floors in the pool restrooms, deep cleaning of the laundry facilities, pressure washing balconies, window cleaning, and we will be adding door mat's at the entrance of all units. They also continue to conduct preventative maintenance cleaning of all units and carpet cleaning.

The highlight of 2005 is the construction of the new reception building which should be completed by the end of October 2005. This 9000 sq.ft. building will house the check-in / check-out facilities, activities center, business center, security office, conference meeting room, engineering and housekeeping departments and all the administrative offices. The basketball and tennis court will be relocated behind the new building.



Maintenance Fee Payments

Owners paying maintenance fees using the payment stub provided should send your check to:

SPM Resorts, Inc.
P.O. Box 7307
Columbia, SC 29202-7307



Owners paying by credit card should call (800) 238 - 6014 or (407) 238 - 6014.

Owners paying by check without the payment stub should send your payment to:

Blue Tree Resort at Lake Buena Vista
12007 Cypress Run Road
Orlando, Florida 32836

If you have questions concerning your maintenance fee, please call (800) 238 - 6014 or (407) 238 - 6014.



EMPLOYEE NEWS

Myrna Pacheco was recently hired as the Housekeeping Manager. She brings over 13 years of experience to the housekeeping department.

Veronica Santiago was recently hired as the Administrative Office Assistant. She also brings over 10 years of experience in areas of administrative support and resort sales.

Jose Colon has been recently promoted to Housemen Supervisor. He has been a member of the housekeeping department at Blue Tree Resort for almost 12 years.

Edna Cruz earned the recognition of Employee of the Month for June. Edna has been at Blue Tree Resort for 11 years and was nominated for her teamwork and drive to go the extra mile to get things done.

Jane Parslow joined the Blue Tree Resort team in August 2004 as the Owner Services Manager. She has been in the hospitality industry since 1995. Jane has vast experience in Owner Service and is excited to be of assistance to all our owners and guests.

Blue Tree Resort at Lake Buena Vista

Assessment Billing and Collection Policy

- 11/1** First maintenance fee billing is sent out. Statement will include the previous balance or credits, plus the following years maintenance fees due. This will be due by 1/1 and late after January 5.
- 1/05** Delinquency date. A \$ \$25.00 late charge plus interest at a rate of 18% per annum (1.5% monthly) will be added to all accounts on which payment was not received by 1/05. On or about 1/10, a past due notice will be sent to all delinquent owners. Owner will be informed of late charge, future charges and ensuing steps that will be taken in the event the delinquent status continues.
- 2/15** Interest continues to accrue on all delinquent accounts and will continue to be assessed monthly on the 15th at 18% per annum (1.5% monthly).
- 3/1** SPM Resorts, Inc. will send and administer "Right To Cure Notice" with an additional \$50.00 Right to Cure notice fee. (All \$50.00 collected from this effort will inure to the benefit of SPM Resorts for administrative costs recovery). This will begin a soft collection process to attempt to have the owner begin working with the Resort before the involvement of a collections agency.
- 4/1 – 10/31** SPM Resorts Collections will turn all accounts not currently active over to a collection agency and will work one on one with the agency on a continual basis. Direct agency costs of collection will be assessed against the delinquent owners account.

11/1 – 3/31 Return "unsettled or inactive" accounts from agency and send to attorney (based on Board foreclosure policy). Attorney will incur costs that will be borne by the Association. SPM Resort Collections Department reviews each delinquent account and action will be recommended but may not be limited to the following actions based on the status of each account.

- Filing a Claim of Assessment Lien
- Filing of Foreclosure Suit
- Attempt to secure deed in lieu of debt

Bankrupts - All collection efforts will stop immediately upon receipt of bankruptcy notice. Account will be turned to collection attorney to negotiate with court system on possible remedy.

Deaths - Discontinue collection efforts. Turn accounts to foreclosure attorney to deal with probate issues, and to attempt to settle with estate or redeemed.

Foreclosure process to begin based on current Resort Foreclosure policy and budget.

All costs associated with collections and internal collections will be added to the delinquent owner(s) account.



2006 & 2007 Reservation Calendar - Saturday Check-In

		CHECK-IN TIME: 4:00 PM		CHECK-OUT TIME: 10:00 A.M.	
Week #	2006	2007	Week #	2006	2007
1	Jan 7 - Jan 14	Jan 6 - Jan 13	27	July 8 - July 15	July 7 - July 14
2	Jan 14 - Jan 21	Jan 13 - Jan 20	28	July 15 - July 22	July 14 - July 21
3	Jan 21 - Jan 28	Jan 20 - Jan 27	29	July 22 - July 29	July 21 - July 28
4	Jan 28 - Feb 4	Jan 27 - Feb 3	30	July 29 - Aug 5	July 28 - Aug 4
5	Feb 4 - Feb 11	Feb 3 - Feb 10	31	Aug 5 - Aug 12	Aug 4 - Aug 11
6	Feb 11 - Feb 18	Feb 10 - Feb 17	32	Aug 12 - Aug 19	Aug 11 - Aug 18
7	Feb 18 - Feb 25	Feb 17 - Feb 24	33	Aug 19 - Aug 26	Aug 18 - Aug 25
8	Feb 25 - Mar 4	Feb 24 - Mar 3	34	Aug 26 - Sept 2	Aug 25 - Sept 1
9	Mar 4 - Mar 11	Mar 3 - Mar 10	35	Sept 2 - Sept 9	Sept 1 - Sept 9
10	Mar 11 - Mar 18	Mar 10 - Mar 17	36	Sept 9 - Sept 16	Sept 9 - Sept 16
11	Mar 18 - Mar 25	Mar 17 - Mar 24	37	Sept 16 - Sept 23	Sept 16 - Sept 23
12	Mar 25 - Apr 1	Mar 24 - Mar 31	38	Sept 23 - Sept 30	Sept 23 - Sept 30
13	Apr 1 - Apr 8	Mar 31 - Apr 7	39	Sept 30 - Oct 7	Sept 30 - Oct 6
14	Apr 8 - Apr 15	Apr 7 - Apr 14	40	Oct 7 - Oct 14	Oct 6 - Oct 13
15	Apr 15 - Apr 22	Apr 14 - Apr 21	41	Oct 14 - Oct 21	Oct 13 - Oct 20
16	Apr 22 - Apr 29	Apr 21 - Apr 28	42	Oct 21 - Oct 28	Oct 20 - Oct 27
17	Apr 29 - May 6	Apr 28 - May 5	43	Oct 28 - Nov 4	Oct 27 - Nov 3
18	May 6 - May 13	May 5 - May 12	44	Nov 4 - Nov 11	Nov 3 - Nov 10
19	May 13 - May 20	May 12 - May 19	45	Nov 11 - Nov 18	Nov 10 - Nov 17
20	May 20 - May 27	May 19 - May 26	46	Nov 18 - Nov 25	Nov 17 - Nov 24
21	May 27 - June 3	May 26 - Jun 2	47	Nov 25 - Dec 2	Nov 24 - Dec 1
22	June 3 - June 10	Jun 2 - Jun 9	48	Dec 2 - Dec 9	Dec 1 - Dec 8
23	June 10 - June 17	Jun 9 - Jun 16	49	Dec 9 - Dec 16	Dec 8 - Dec 15
24	June 17 - June 24	Jun 16 - Jun 23	50	Dec 16 - Dec 23	Dec 15 - Dec 22
25	June 24 - July 1	Jun 23 - Jun 30	51	Dec 23 - Dec 30	Dec 22 - Dec 29
26	July 1 - July 8	Jun 30 - July 7	52	Dec 30 - Jan 6	Dec 29 - Jan 5

2006 HOLIDAYS

Easter	Wk 15
Memorial Day	Wk 21
Independence Day	Wk 26
Labor Day	Wk 35
Thanksgiving Day	Wk 46
Christmas Day	Wk 51
New Years Day	Wk 52

2007 HOLIDAYS

Easter	Wk 14
Memorial Day	Wk 21
Independence Day	Wk 26
Labor Day	Wk 35
Thanksgiving Day	Wk 46
Christmas Day	Wk 51
New Years Day	Wk 52



Owners Special

Based on availability, reservations can be made on a daily or weekly basis (minimum three nights required). Make your reservations today by calling Owner Services at 1-800-238-6014.

One Bedroom Executive \$60.00 - daily
\$400.00 - weekly

Two Bedroom Executive \$77.00 - daily
\$525.00 - weekly

Two Bedroom Deluxe \$95.00 - daily
\$630.00 - weekly

Special Rates Available

9/10-11/18/05

and

11/26 - 12/6/05

Please look at the new and updated web page,
www.bluetreeowners.org including a section on
Frequently Asked Questions about the Association.

We're Here for You!

We are happy to assist you in every way possible, to answer any questions you may have regarding your vacation ownership here at Blue Tree Resort, please note the following...

Owner Services Department

Reservations:

Toll Free Number: 800-238-6014, Direct Number: 407-238-6014,

Fax number: 407-239-2649

E-mail address: ownerservices@bluetreeowners.org

Web site: www.bluetreeowners.org

Mailing Address: Blue Tree Resort at Lake Buena Vista
12007 Cypress Run Road, Orlando, FL 32836

Interval International: www.intervalworld.com

Toll Free Number: 800-622-1760

Direct Number: 305-665-1918

Interval International Hotlines

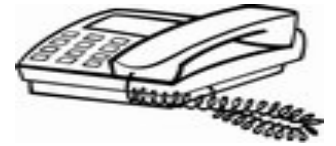
USA/Canada/Puerto Rico 800-828-8200

UK 44-870-7444-222

Mexico 525-627-7300

Get Aways

800-722-1860



BLUE TREE TIMES is published by: Blue Tree Resort at Lake Buena Vista Condominium Association, Inc., 12007 Cypress Run Road, Orlando, FL 32836



Professionally
managed by:

NEWSLETTER

12007 Cypress Run Road
Orlando, FL 32836



2006 VACATION RESERVATION REQUEST

OWNER NAME _____ DATE _____

PLEASE PRINT

CO-OWNER NAME _____ OWNER ID #: _____

PLEASE PRINT

ADDRESS _____

CITY/STATE/ZIP CODE _____

DAYTIME TELEPHONE _____

Mail of Fax completed reservation form to:
Owner Services @ Blue Tree Resort at Lake Buena Vista
Condominium Association
12007 Cypress Run Drive
Orlando, FL 32836
Fax: (407) 239-2649
Email: ownerservices@bluetreeowners.org

1st Choice _____ 2nd Choice _____ 3rd Choice _____

Your preferred check-in day is: Saturday _____ Sunday _____

HOME USE RESERVATION (to stay at Blue Tree Resort) will be confirmed on a first come, first served basis. To ensure one of your requested choices, you must return this form.

_____ CHECK HERE FOR HOME USAGE

TO EXCHANGE your week with Interval International (II) you must have a Blue Tree reservation number before contacting Interval International. If you would like Blue Tree to deposit your week directly with II, please be aware that II requires more than 59 days from your weeks' check in date. Please make sure your II membership is active. The maintenance fee for 2006 must be paid prior to requesting your reservation.

___ CHECK HERE IF YOU WANT US TO DEPOSIT YOUR 2006 WEEK INTERVAL INTERNATIONAL MEMBERSHIP No. _____

All requests for reservation changes/cancellations will ONLY be accepted in writing.

OWNER SIGNATURE _____

CO-OWNER SIGNATURE _____