



970-363-7149 • info@indianpeaks.org  
www.indianpeaks.org

## Summer News June 2018



### Dear Indian Peaks Interval Owners,

We are enjoying beautiful “summer” weather this spring and are busy deep cleaning the condominiums, preparing the lawns and flower beds, and getting bids for work that will be done to keep your timeshare week investment in tip-top shape. In this newsletter, we have included information on options for your week if you aren’t able to come visit.

In addition, we have included information regarding scams that are being perpetrated on timeshare owners. We have recently heard from owners that companies, in vacation spots such as Branson, have promised to take over their week at Indian Peaks as part of the purchase of a new timeshare week at a new vacation property. Unfortunately, these companies are not filing the title transfers to transfer the Indian Peaks week to their companies and owners are still responsible for paying their dues at Indian Peaks. Please be very wary! If the deal seems too good to be true, it probably is.

After the unexpected passing of your previous manager, Jon DeVos, late last summer, the ski season went smoothly and we hope to have a sales program in place by the end of 2018.

All the best,  
Kristy Meyer  
Manager, Indian Peaks Interval Owners Association

### Did You Know?

When you are not able to use your Indian Peaks week several options are available to you.

On a space available basis, owners may trade a week internally for another week within a year at Indian

Peaks. The cost for a transfer is only \$50.00. For example, if your week is in August, but you can’t make it, you could contact our office to see if there is another week within the year you could visit instead. Transfers are possible because some weeks are still owned by the Indian Peaks Interval Association. Please contact our office for availability.

We have also had good success in renting condominiums through our Rental Use Program. If you can’t use your week and don’t plan to travel during later dates, you have the option of placing the week in our Rental Use Program. Should we be able to rent your week, proceeds are applied to your dues account to help defray dues expenses. Please contact our office for detailed information about our Rental Use Program or visit our website at <http://indianpeaks.org/rentalprogram.htm>.

If you are using your week and want to bring more guests, owners can “rent” additional condos for the cost of one year’s dues, or \$660.00. That’s a really great deal compared to local nightly rental rates! Rental units are reserved on a space available basis. Please contact the office with date requests. This year we are hosting an owner’s family reunion in June and an owner’s wedding in October. Want to extend your stay? Or come visit us again? We’d love to host you! Call or email us to inquire about extensions and additional weeks at the \$660.00 owner rate.

Just give us a call or drop us a line. It never hurts to ask as we are committed to providing the best customer service possible to our owners and guests. Thank you for being a part of Indian Peaks!

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### Tips to Avoid Being a Victim of a Timeshare Scam

1. Always check out the timeshare reseller first. Contact the State regulatory agency (Division of Real Estate), State Attorney General's Office, and Better Business Bureau, in the State where the reseller is located.
2. Verify that the real estate broker and title company are licensed.
3. Contact the home timeshare resort where you own your timeshare to see if they have any information on the reseller. Oftentimes, the developer has a legitimate buy-back or resale program.
4. Be wary if the timeshare reseller has a website that is brand new, and does not have much information substance.
5. Do not send any money up-front to the reseller, even if it is for transfer fees, taxes, title work, appraisal and commission fees, or if they require wire transfers. Remember, with legitimate timeshare sales, those fees come out of the closing costs.
6. Be suspicious of any requests that payment is only accepted in cash, by wire transfer, or by money order or a certified bank or cashier's check. These payment forms provide little if any recourse for you in the event you have paid a scammer. If you pay by credit card, you may be able to challenge the charge (if fraudulent) through your credit card company. Talk with your credit card company about their policies in this regard.
7. Be suspicious of the reseller if they just contact you out of the blue.
8. Be wary if the reseller cannot meet with you in person.
9. Watch out for statements that you must act quickly to get the sale done.
10. Do not provide personal information, bank account information, or credit card information over the phone to a reseller.
11. Remember, these scammers are also out to steal your identity information.
12. Oftentimes the reseller tells you not to talk with your attorney, accountant or anyone else.
13. Be skeptical if the reseller claims that they already have a buyer or an interested Realtor.
14. Never deal with anyone that does not have an actual office, as many set up fake addresses.
15. Be suspicious if they ask you to send information and money to a PO Box.
16. The scammer resellers also never have anyone to talk to you when you call; they will always get back to you, or have you leave a voice message.
17. Scammers usually offer you more money than the timeshare is actually worth.
18. Be especially skeptical if the reseller gives you guarantees or promises that the timeshare reseller can get your timeshare sold (and often within a certain period of time), or "money-back" guarantees with respect to those monies you are asked to pay upfront.
19. Always "google" the reseller, as you may find a lot of information about them online; people that have been scammed by them tend to post their experience.
20. Always remember – if something sounds too good to be true, it probably is.
21. If you have any questions on timeshare resales, or if you feel that you are the victim of a timeshare scam, please contact the Colorado Division of Real Estate, the Colorado State Attorney General's Office, the Federal Bureau of Investigation, the Better Business Bureau of Colorado, and the American Resort Development Association (ARDA).

**DON'T MISS YOUR WEEK!** Now that check-in is on site, we don't send out keys, so you have to be responsible for knowing when your week falls. The number after the dash in your account code is the number of your week. In other words B102-32 is week 32. There is a calendar of weeks on the website, indianpeaks.org, so plan ahead. Use your week!