

What's inside...

- ◇ Annual meeting details
- ◇ Board member updates
- ◇ Exchange company information
- ◇ Friendly reminders
- ◇ Summer bonus time rates and rules
- ◇ Introduction from the NEW OWNERS of the hotel, conference center, bar & restaurant and golf courses
- ◇ P.O. Box update
- ◇ Association contact information
- ◇ Board member ballot



FOX TALES

THE OFFICIAL PUBLICATION OF THE FOX HILLS OWNERS ASSOCIATION

Spring 2025

2025 Annual Owners Meeting & Events

This years Owners Meeting will be held on **Saturday, April 12, 2025** at **1:00pm** in the Fairway Inn & Suites convention center (formerly known as Par 5 Grand Ballroom).

FRIDAY, APRIL 11

Entertainment - TBD

All welcome!

SATURDAY, APRIL 12

1:00pm - 3:00pm: Annual meeting (owners only!)

Saturday Evening

Entertainment - TBD

All welcome!

ACCOMMODATION RATES

CONDO: \$150 for a 2-bedroom unit for 2 nights (Fri & Sat) and 3rd night free if requested.

Contact Whitney

HOTEL: \$139 per night

Contact Fairway Inn & Suites at (920) 755-4000

NOTE: A breakfast buffet will be available for purchase at the hotel for Saturday and Sunday morning.

What happens at the annual owners meeting?

The annual owners meeting attendance is restricted to Fox Hills timeshare owners only. The Board of Directors will speak to: The financial health of the Association; go over last year's financial reports and the current year budget; renovations and improvements completed in the prior year; and ongoing events that impact our owners or the property. An update on where we stand with the Rec Center will be a big topic this year. At the end, owners have the opportunity to stand up and ask the board questions they may have. or to share concerns and ideas they may have.

Board Member Updates

OWNER ELECTED:

President

Vice President

Member at Large

Richard Glomski

Richard Isely

David Holschbach

rglomski@foxhillscondo.com

risely@foxhillscondo.com

dave@foxhillscondo.com

OTHER OFFICERS:

Interim Treasurer & Secretary

Cyndi Gierczak

cgierczak@foxhillscondo.com

DEVELOPER APPOINTED:

Former Treasurer

Former Member at Large

Ann Bonneville*

Joseph Jacobson*

**Joseph Jacobson and Ann Bonneville resigned from the Association board on November 8, 2024.*

Frequently Asked Questions

Exchange Companies We Partner With...

What is an exchange company?

An exchange company is an independent trading company separate from Fox Hills that arranges for you to exchange your timeshare week here at Fox Hills with someone else's timeshare unit at a different location within not only the United States, but also worldwide!

Am I required to join an exchange company as part of my Fox Hills ownership?

No! You do not need to be a member of any exchange company to utilize your week on property. You only need to be current on your annual maintenance fees.

Do exchange companies have additional fees?

Yes! Both RCI and Interval International memberships come with various fees including annual membership fees and exchange fees. These are separate from your annual maintenance fees with Fox Hills. Contact the exchange company directly to learn more about their fees.



*With the ability to trade what they own for another 7-night exchange vacation in amazing destinations around the world, **RCI Weeks®** Subscribing Members receive incredible benefits from their vacation ownership.*

- ◆ Uses 'Trading Power' to exchange
- ◆ Gives you the option to either deposit your week into the exchange company or keep your week to come stay on property
- ◆ Book 7 day stay
- ◆ No sign up fee—just annual fee + membership fee, etc.
- ◆ Enroll online



*As the largest and most flexible Points-based vacation exchange program in the world, **RCI Points®** Subscribing Membership offers so much more than a traditional weekly exchange system.*

- ◆ Uses 'Points' to exchange
- ◆ Your week is automatically deposited each year
- ◆ Book any number of nights, based on availability
- ◆ \$299 enrollment fee, which includes your first year of membership
- ◆ Not able to book directly with Fox Hills to stay at Fox Hills - must book through RCI, even to stay at Fox Hills
- ◆ Contact Fox Hills to enroll



*When you join **Interval International®**, you receive even more from your vacations. Not only will you enjoy a great resort to retreat to every year, you can also decide to vacation in a different place, or at a different time of year, with thousands of vacation exchange options. It's great for a change of pace, and offers so much flexibility.*

- ◆ Uses 'Travel Demand Index' (TDI) to exchange. TDI is based on size of unit and the level of demand your week holds
- ◆ Exchange availability is based on how far in advance you request an exchange
- ◆ Gives you the option to either deposit your week into the exchange company or keep your week to come stay on property
- ◆ Book 7 day stay
- ◆ No sign up fee—just annual fee + membership fee, etc.
- ◆ Smaller company compared to RCI, but has different resorts available
- ◆ Enroll online

See back cover for special offer.



RCI Corner

*Helpful tips to assist you in utilizing your
RCI Membership!*

Interval International

RCI WEEKS (800) 338-7777

DEPOSIT EARLY -

Depositing your week at least 9 months before its start date maximizes Trading Power. Trading Power is key to matching deposited vacation weeks with requested vacation weeks.

REQUEST EARLY - The earlier, the better! Especially for popular destinations and when requesting travel dates during summer, holidays, and school breaks. Starting an ongoing request is the best way to find availability at a resort if not immediately open the first time you look.

REQUEST SIMILAR

ACCOMMODATIONS - The likelihood of a confirmation is better when requesting an exchange week similar to the deposited weeks' season, occupancy and demand.

BE FLEXIBLE - Choose four to six resort choices and travel dates rather than just one or two.

ASK FOR HELP - Call an RCI Travel Guide whenever you have a question. Their training has prepared them to offer advice to help you make the most of your RCI membership and exchange.

RCI POINTS (877) 968-7476

- 1) Points are automatically added to your account each year on the anniversary of your points conversion (Use Year). You may carry your points forward one year or borrow from the year ahead.
- 2) Reservations for a 7 night stay at your Home Resort should be made through RCI 11-12 months in advance to ensure limited competition.
- 3) During the Standard Room Reservation period (from 2 days to 10 months prior to the requested check-in date), a Points member can reserve a vacation at any Points property. Reservations can be for any length of stay as long as the member has the points to make the reservation. Transaction fees apply. *Transaction fees are waived for floating resort owners who reserve a week at their home resort in the same size unit and same color or season as they own. Space is available on a first-come, first-served basis.*

RCI WEEKS DEPOSITS

When we bank a week with RCI, the deposited week must be at least 90 days (3 months) out from the date you request it to be deposited. This means in order for you to bank your week for 2025, it must be done by:

Red season - June 1

White season - July 1

Blue season - September 1

If you are just now considering depositing your 2025 week, please do it as soon as possible! **Keep in mind that other owners have already deposited their 2025 week as early as 2023!** Owners who deposit their weeks early will use up all the high Trading Power weeks. By waiting, you could be left with little to no Trading Power. **Deposit early!**



(800) 828-8200

Interval International is a timeshare vacation exchange company similar to RCI. **We still work with RCI** and participation in Interval International is completely voluntary.

Our contract with Interval International only covers Weeks accounts - we do **not** offer Points with Interval International.

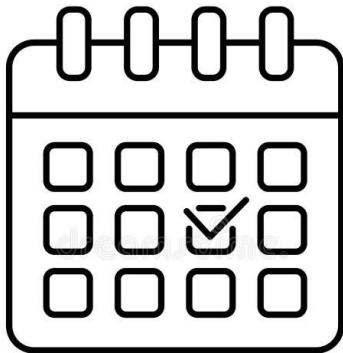
Deposits with Interval International must be at least **120 days (4 months)** out from the date you request it to be deposited. This means in order for you to bank your week for 2025, it must be done by **September 1.**

Friendly Reminders

LIMITED INVENTORY

We no longer have the same flexibility to book or deposit owner weeks as in years prior.

- ◇ Owners who choose to book their week one (1) year in advance are more likely to get their first choice of dates.
- ◇ Owners who choose to deposit closer to two (2) years in advance are more likely get higher Trading Power.



BOOK EARLY

You are able to book your week one year in advance from the current date. Especially if you are a RED season owner, please book your week sooner rather than later! We want you to be able to book for the first date you are looking for; however, we are not always able to do this even three months in advance due to our already limited inventory (outlined above).

CHECK-IN DAYS

We check in certain buildings on certain days. When booking your week to stay on property, please keep the following in mind:

Friday - Even numbered Villas

Saturday - Golf Villas (Hwy B)

Sunday - Odd numbered Villas

REQUESTS

While we can never make guarantees, we do our best to honor all requests in the order we receive them. If you come to check in and we do not have a request on your reservation, there is a very good chance you will not get the type of unit you are looking for. Most owners let me know of their request at the time of booking as well as calling or emailing a month or so before their arrival to confirm we do in fact have their request noted.

UPGRADE FEE

If you request an upgrade and it is available, there will be a \$75 upgrade fee per section AND per week. This fee is not waivable.

CANCELLATION POLICY

If you need to cancel or reschedule an existing reservation for your week, you must do so at least 30 days in advance from the scheduled check-in date. If a reservation is cancelled or you request to change the dates of a reservation less than 30 days in advance, you will not be able to reschedule your week! The board has come to this decision as a way to ensure that we are given enough time to schedule someone else in. This cancellation policy does not apply to Bonus Time reservations. See the Bonus Time section for rates and rules.



FHOA WEBSITE CHANGES

We have been working hard to update our website and improve security. Owners must

now Login (or Register, if you have not already done so) to the site in order to see Owner Meeting minutes, past Fox Tales and to access the link to pay maintenance fees online. Please contact the office if you have issues with registration or logging into the site.

COMMENT CARDS

RCI comment card ratings have a direct impact on our owners' deposited week Trading Power. To help keep this number as high as possible, we ask that you be favorable on all RCI emailed comment cards. If you do experience any issues while staying on property, please seek out a member of our staff to assist with the issue. We can not fix something we do not know about!

CLEANING FEE

Exchange companies are able to book multiple reservations in the same unit during the same week which means the same unit needs to be cleaned multiple times in the same week. Because of this, all inbound exchange reservations (RCI, Interval International, etc.) that are booked for less than seven (7) nights will be assessed a \$25 cleaning fee, due at check-in.

Big Changes!

WELCOME TO THE NEIGHBORHOOD!

THANK YOU!



The Owners Association would like to give a warm welcome to Ruesch Management who took over as our maintenance and accounts payable management company on October 1, 2024.

They did an amazing job coordinating the move out of the Rec Center including moving several pieces of large machinery to the Association house garage. We are looking forward to their assistance and guidance in the upkeep and future renovations of the condo units.

Some of you may have already heard about the purchase of Par 5 Resort that happened on December 30, 2024. We are very excited to welcome our new neighbors as they work diligently to complete much needed renovations and repairs on various areas of the hotel, conference center, bar & restaurant and the golf courses before summer!

The Association is working with the new owners to have a formal service agreement in place to preserve all of the shared services and amenities our owners enjoyed with Par 5. Additional information will be shared the annual meeting.

From Rusty Grimm, owner of Rustic Golf Properties

Rustic Golf Properties and JLMR Properties are excited to announce the acquisition of Par 5 Resort in Mishicot, Wisconsin. Rustic Golf Properties purchased the golf courses and JLMR Properties purchased the hotel, banquet facilities, and restaurant located on the property. Rustic Golf Properties along with JLMR are looking forward to working together to create unforgettable experiences for all of the guests that visit Fox Hills Golf Resort.

Rustic Golf currently owns and operates four other golf courses located in central Wisconsin. With the ability to utilize staff and equipment across these properties they are able to provide a wonderful playing experience, with reasonable rates.

JLMR is well known in the Mishicot area for their ability to transform a bar and restaurant. They have big plans in place to put a breath of fresh air into the resort and create a new, modern experience for its guests.

We can't wait to see you all at Fox Hills!



S & L Hospitality has been hired to oversee the hotel, which is now named **Fairway Inn & Suites** and the conference center.



The bar & restaurant on property has been renamed the **Grey Fox Bar & Grill**. It is now owned by the local resident who owns Champs on State located just across the street.



Rustic Golf Properties purchased the golf courses, which is now named **Fox Hills Golf Resort**. The golf courses themselves remain named The Creeks and The National.

The Association

P.O. Box 129 is now CLOSED!

All correspondence and payments should now be mailed to:

Fox Hills Owners Association (or FHOA)
212 W Church Street
Mishicot, WI 54228

IMPORTANT: If you submit payments through your bank's online service, please be sure to update this address with your bank.

Bonus Time

Summer Bonus Time

Summer Bonus Time starts May 1 and goes until October 31

CONDO RATE:

Call (920) 654-2303

Sun - Thurs \$99 per night
Fri - Sat \$139 per night

HOTEL RATE:

Call (920) 755-4000

Rates TBD

BONUS TIME RULES:

- ◇ Summer Bonus Time is based on availability seven (7) days or less in advance from the date you wish to arrive.
- ◇ Must be booked with the Vacation Office during business hours: Monday - Friday, 9:00am - 9:00pm
- ◇ Only 2 bedroom units available
- ◇ Bonus Time does **not** include holidays - 4th of July,
- ◇ Thanksgiving, Christmas or New Year's.
- ◇ Only the deeded owner themselves is able to book Bonus Time. **A non-owner fee of \$40 will be added to the bonus time rate if:**
 - 1) The owner books more than one reservation **OR**
 - 2) The owner themselves does not check in and stay in the room.
- ◇ The total amount for Bonus Time is charged and paid at the time of booking. A valid credit card is still required at check-in for incidentals.
- ◇ The name on the reservation must match the name of the person checking in. A photo ID (driver's license) is required for all check-ins.
- ◇ **Bonus Time is non-refundable!** Do not book Bonus Time unless you are sure you are able to keep the reservation.

Rates are subject to change at any time without notice.

Contact Us

920-654-2300

Cyndi Gierczak

Office & Accounting Manager

920-654-2301

cgierczak@foxhillscondo.com

Whitney Meyer

Vacation Office Representative

920-654-2303

wmeyer@foxhillscondo.com

Kaitie Bunnell

Condo Desk Lead & Administrative Assistant

920-654-2302

kbunnell@foxhillscondo.com

Reservations

reservations@foxhillscondo.com

Malcolm Krizizke & Nerissa Ney

Senior Supervisors - Housekeeping & Guest Services

920-654-2309

ssupervisor@foxhillscondo.com

Housekeeping

920-654-2305

Guest Services (formerly Rec Center desk)

920-654-2304



HAVE YOU MOVED?

Did you change phone numbers or get a new email?

Please call or email Kaitie to ensure the following information is up to date.

- ◆ Mailing address*
- ◆ Phone number (can have 2 on file)
- ◆ Email address (can have 1 on file)

We continue to search for ways to autogenerate emailed statements but need an email for each owner to make it work.

**Owners are required to notify the Association in writing within ten (10) days if their address changes.*

Board Member Candidates

Richard Glomski

- ◆ Previous board member and current President of FHOA
- ◆ Town of Schleswig, WI board member
- ◆ Project Supervisor of large construction company
- ◆ Active in church - holding several positions

Jerry Johnson

I am recently retired so I have time to provide proper attention for the job. I have owned at Fox Hills for 30 years. My residence is about 5 miles from the resort, so responding to issues is no problem. I have experience in working with organizations. I have been a board member, financial secretary, and president of three other non-profit organizations. I hope to keep this association an enjoyable place and successful.

Nick Klaseus

I would like to be considered for a position on the Board of Directors. I am employed as a Transportation Director for a school district in Southern Minnesota. I am currently the President of the Minnesota Association of Pupil Transportation. I serve on an HOA Board of a complex in Texas, as president. I have retired from a nearby police department as the Police Reserve Chief and served in the local fire department. My wife and I have two children and five grandchildren. I raise a few cattle on our farm. Over the last 20-25 years we have been visiting Fox Hills. We would bring our children and we can now say that all of the grandchildren have enjoyed what Fox Hills has to offer - the activities, pools and surrounding areas.

Cyndi Gierczak

Current roles: Employed by the Association. Office & Accounting Manager since 2021; Acting General Manager since Nov. 2024. FHOA Board Secretary since 2021; Interim FHOA Board Member and Treasurer since Nov. 2024. Over 20 years of business & accounting experience holding positions of Senior Staff Accountant and Global Payroll Manager for a large, multi-national corporation. Member of the Lions Mishicot chapter. Education: Bachelors of Science, Southern Oregon University. Avid traveler who loves to hear about our guests' travel adventures. Goals: Leverage my education and experience to continue to work for a resolution on the existing Rec Center in tandem with plan development for a new facility if needed. Execute a mutually beneficial service agreement with the new resort and golf course owners to drive RCI/II travelers back to Fox Hills and increase guest enjoyment. Prioritize improvements based on owner & guest feedback. Thank you for your consideration.

BOARD MEMBER BALLOT

Ballots may be submitted either by mail to **FHOA, ATTN: Ballot, 212 W Church Street, Mishicot, WI 54228** or placed in a designated collection box the day of the annual meeting on **Saturday, April 12, 2025**. *This box will be removed at the beginning of the meeting* and any ballots received by either method after this point will not be counted. **Note: Due to developer-appointed board member resignations, there will be three (3) open board seats to fill.**

Owner name (please print): _____ Owner signature: _____

Only one (1) vote is allowed per week owned or one half (1/2) vote if you own only an odd year or even year. If you own more than one week, please indicate the number of votes you are giving to each person.

Please choose from the persons listed below or write in your choice if not listed:

- ☐ Richard Glomski
- ☐ Jerry Johnson
- ☐ Nick Klaseus
- ☐ Cyndi Gierczak
- ☐ Write In: _____





212 W Church Street
Mishicot, WI 54228
920-654-2300

Ballot Enclosed!

IMPORTANT information inside!

2025 OWNERS GOLF OUTING

Date: September 20

Join us for 18 holes of golf with food, drinks and prizes! This is a great event to catch up with old friends and even make some new ones. Come on your own and join a team or bring your own team!

Please contact the Fox Hills Golf Resort pro shop **two weeks prior to date** to schedule your tee times at (920) 351-8818.

DISCOUNTS

- ◆ Owners will receive a flat 25% off discount on any golf and cart fees at both The Creeks and The National golf courses.

Other discounts are still being negotiated.

We will share additional information as we receive it.

interval[™]

Not an Interval member yet?

Ask us how to save 50%
on a 2-year membership and
\$100 off your next exchange.

Available only for new member enrollment
and member reactivation.



Great vacations begin with Interval.

25-FM-3796350