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www.foxhillscondo.com

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Enclosed

2025 OWNERS GOLF OUTING

DATE: SEPTEMBER 20

Join us for 18 holes of golf with food, drinks & prizes! This is a great event to catch up with old friends and even make some new ones.

Please contact the Par 5 Resort pro shop *two weeks prior to date* at (920) 755-3647 to schedule your tee times!

LOCAL AREA EVENTS

2025

May	Mishicot Rummage Sales
July 21 - 27	EAA AirVenture in Oshkosh
August 20 - 24	Manitowoc County Fair
Sept 25 - 29	Mishicot Thunder
October	Mishicot Pumpkinfest

PAR 5 RESORT EVENTS

2025

Feb 7-8	Dart Tournament
March 1	Manitowoc County Tavern League Social
April 11	Band (TBD) for Owners Weekend
April 12	Annual Owners Meeting
April 20	Easter Brunch
May 11	Mother's Day Brunch
TBD	Halloween Party

MARK YOUR
CALENDAR!



FOX TALES

THE OFFICIAL PUBLICATION OF THE FOX HILLS OWNERS ASSOCIATION

Winter 2024-25

Dear Fox Hills Property Owners,

As mentioned at our last annual owners meeting, the Developer, Michael “Jake” Jacobson along with Developer-Appointed Association board members Joe Jacobson and Ann Bonneville, engaged the Owner-Elected Association board members in negotiations regarding funds believed to be due to and from each party and the Associations desire to purchase the Recreation Center. We appeared to be making some progress and, in August, Mr. Jacobson agreed to allow the Recreation Center to continue to do business under the current terms so long as the parties were in negotiations. A meeting was then scheduled for November 1st to continue talks. Despite this agreement, on October 7th, 2024 the Association Board of Directors received from the Jacobsons, attorney, a notice to vacate the Recreation Center building by November 2, 2024. We are deeply disappointed the Jacobsons, have chosen this path, but remain hopeful an equitable agreement can be reached, possibly ending in Association ownership of the building.

Par 5 Resort located just next door to us has confirmed our owners and guests will still enjoy free access to their pool and other facilities and will assist with late check-ins. The Par 5 Bistro has reopened, and owners will continue to receive a 15% discount on food and a discount on golf. The recreation center lobby amenities are now located in Villa 6B and all other amenities on property will remain open to guests and owners. Our dedicated staff is going above and beyond to ensure we can succeed without the recreation center for as long as this process may take, and your elected board members are committed to remaining steadfast in our defense of owners’ rights and to keeping the Association financially viable both now and in the future.

Respectfully, Your owner- elected board members: Richard Glomski, President; Richard Isely, Vice President and Dave Holschbach, At Large

WHAT OWNERS CAN DO TO HELP

Attend the Annual Owners Meeting on April 12, 2025. The two Developer-appointed board members, Ann Bonneville and Joe Jacobson, have resigned from the board but they or their brother Jake may decide to attend the annual meeting. We would like everyone to attend so that each person has the opportunity to express their position.

Support elected board members. Richard Glomski, Richard Isely and Dave Holschbach are all local members of our community and are deeply invested in seeing the Association continue to improve and be successful.

Be Patient. We understand your frustration; we are equally frustrated. This will not be a quick resolution but we can, through unity and perseverance, accomplish our goal to keep our community of owners protected and on a path to longevity and success.

FAQs

We received many questions in response to the email sent to owners back in October. (The email is paraphrased above.) We are not able to provide more specific details as negotiations are ongoing but will try to provide some clarity for general questions asked:

Why do the Jacobsons have a claim to the Rec. Center; I thought the Association owned the building?

When the original Developer of the resort built the Recreation Center building, he did not include the property in the Association plat. When the Jacobsons purchased the resort in 1997, this building was part of the sale, but separate from the condominium association, so it is owned by them.

Why were the owners not informed that the Association does not own the building?

Developer ownership of facilities is explained in your Disclosure Book in the Time-Share Disclosure Statement section on Page 4, Item 5. It states “Recreational facilities, such as golfing, cross country and downhill skiing, charter fishing, cruises, tennis, horseback riding, health club equipment, outdoor and indoor swimming pools, and outdoor and indoor spas are provided at facilities owned by the Developer and owned by non-affiliated companies. No facilities are owned by Fox Hills Condominium Vacation Ownership Plan or by the Association.” It goes on to say “There is no assurance by the Developer that the recreational facilities outlined above will be continued or will be available in the future for use by Owners and there is no commitment by the Developer or unaffiliated companies to maintain the current charge

for use of the facilities.”

Who owns the road to get to the building?

The Association owns all access roads to the Rec. Center.

What is the Developer going to do with the building?

The Jacobsons’ intentions for the building are unclear at this time and the building is currently vacant. The Association continues to work to reach an equitable agreement ending in ownership of the building.

We paid for the Rec. Center for 30 years with our dues. Why do we have to buy it again?

The Developer has always owned the Recreation Center building. Over the years, a portion of owner dues went towards all maintenance and equipment for the building in lieu of rent.

Doesn’t the Association have a lease in place?

No. There has never been a formal lease. As described in your Disclosure book (Page 4, Item 5) the Jacobsons allowed the Association free use of its facilities in return for the Association paying *a portion* of the maintenance. In fact, since its construction, the Association has paid for all of the maintenance on the building including capital expenses such as a new roof, black topping the parking lots and new equipment.

What are we working towards?

We are seeking a resolution that follows the law, the documents and is equitable to our Association. The latest offer of the Jacobsons would cause significant financial hardship, cause planned improvements on units to be halted for many years and could leave us without the ability to recover.

Reservations

by Whitney Meyer,
Vacation Office Rep.

I have been with Fox Hills for almost 10 years and the bulk of that time has been spent as your Vacation Office Representative. I am the person that books your vacations to stay on property, deposits your weeks to RCI or Interval International allowing you to travel to other resorts and most recently, I GOT MARRIED! You will start seeing Whitney Meyer show up in your inbox rather than Whitney Gebhart. No matter my name, I promise to continue providing you with the best service and assistance possible when it comes to getting the most out of your vacation property with us!

I want to share some important tips when it comes to booking and depositing:

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.

CHECK-IN DAYS - When booking your week, keep in mind that if you would like a unit closer to the Fitness Center and pool, you **must** book on a Friday or Sunday! If you book your week to arrive on a Saturday, you will be assigned a Golf Villa on Highway B.

REQUESTS - While we can never make guarantees, we try 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 be-

fore their arrival to confirm we do in fact have their request noted.

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.

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.*

Deposits to RCI or to Interval International must be requested by the following dates:

RCI Weeks Deposits:

Must be at least 90 days (3 months) from the current date:

Red season - June 1

White season - July 1

Blue season - September 1

Interval International Deposits:

Must be at least 120 days (4 months) from the current date:

All season - September 1

Other Reminders

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.

CLEANING FEE - 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. *This does not include Bonus Time reservations.*

PROCESSING FEE - Beginning with the 2023 maintenance fee cycle, a \$6.00 processing fee will be added to all statements to cover the postage, supplies and labor required to send out our annual billing. *This fee is not waivable.* We continue to look for ways to transmit statements electronically and eliminate these costs but so far have been unsuccessful.

COMMENT CARDS - RCI comment card ratings have a direct impact on your Trading Power. To help keep this number high, we ask that you be favorable on all RCI emailed comment cards.

If you do experience issues while staying on property, please use the Fox Hills printed comment cards that can be found in your room or at the Association Offices. Also, do not hesitate to seek out a member of our staff to assist with the issue.

PAST DUE ACCOUNTS - Please be advised that a \$25 late fee **and** a 10% interest fee may be assessed on all past due balances on a monthly basis.

If your account is past due, any reservation(s) you have booked to stay on property will be cancelled. You will be able to rebook once the fees are paid current; however, it will be based on what is available at the time of rebooking. Your original date may not be available at that time.



Villa Rate:

November 1, 2024 - April 30, 2025

2 Bedroom condo

\$150—2 night minimum, 3rd night free

Hotel Rate:

November 16, 2024 - March 31, 2025

Standard/Moderate/Deluxe room

Midweek hotel rate \$59.00 + tax

Weekend hotel rate \$69.00 + tax

Suite

Midweek hotel rate \$99.00 + tax

Weekend hotel rate \$109.00 + tax

* Winter Bonus Time is based on availability **14 days or less** in advance from the date you wish to arrive.

* **BONUS TIME IS NON-REFUNDABLE!** Please be sure you can keep the reservation before booking.

Rates are subject to change at any time, without notice.

Contact RCI

RCI Weeks: 877-968-7476

RCI Points: 800-338-7777

www.RCI.com

Contact Interval

International

800-468-3782

www.IntervalWorld.com

Board Opening! It is time again to vote for a new board member! If you are interested in running, please fill out the application and return to the Association Office by **February 23, 2024**. You may email this application information to: cgierczak@foxhillscondo.com or it can be mailed to:

ATTN: Ballot Application, 212 W Church Street, Mishicot, WI 54228

Name (please print): _____

Qualifications: _____



A Special 'Thank You' to Par 5 Resort

The Fox Hills Owners Association would like to extend its sincerest thanks to Par 5 Resort for assisting during this challenging transition period.



Welcome - Ruesch Management!

The Owners Association would like to give a warm welcome to **Ruesch Management** who took over maintenance management and accounts payable on October 1, 2024. Visit their website to find out more about what they have to offer at: <https://www.rueschmanagement.com/rueschpropertymanagement.html>

CONTACT INFORMATION

Main Phone Number - (920) 654-2300

Website - www.foxhillscondo.com

FHOA BOARD MEMBERS

OWNER ELECTED:

Richard Glomski
President

rglomski@foxhillscondo.com

Richard Isely
Vice President

risely@foxhillscondo.com

David Holschbach
Member at Large

dave@foxhillscondo.com

OTHER OFFICERS:

Cyndi Gierczak

Treasurer / Secretary

cgierczak@foxhillscondo.com

DEVELOPER APPOINTED:

Ann Bonneville *
Former Treasurer

Joseph Jacobson *
Former Member at Large

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

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 Supervisor s

Housekeeping & Guest Services

920-654-2309

srsupervisor@foxhillscondo.com

Housekeeping

920-654-2305

Guest Services

920-654-2304