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- Update -

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Dear Valued Owners of Circle J Club:

We hope you had a fantastic 4th of July holiday with your family and loved ones. We would like to provide you with the latest update on the progress at Circle J Club, specifically regarding the dissolution process and the non-judicial title clearance phase, which is the most time-consuming part of our efforts. Below is a detailed breakdown of our progress:

**Non-Judicial Title Clearance Process:**

- Back Chain Search - First step was to conduct an in-depth search of each delinquent interval. We successfully completed the search of nearly two hundred delinquent intervals in May 2024.
- 30 Day Response Period - Once those searches were completed, a notice of foreclosure was sent out to each interval owner, and recipients had 30 days to respond. This period is complete.
- Cure Period (3 Month/90 days) - Now that the above is complete, a notice of default was sent with a three month ability to cure. This period allows delinquent owner the opportunity to bring all past due amounts current. We are in the 90-day cure period at this time with a total of 188 intervals.
- Notice of Sale - If no cure has been achieved after 90 days, then a notice of sale goes out with approximately 30 days required to be published.
- After the 30-day notice of sale period is completed, the actual sale date will take place.
- Trustee's Deed - About a week after the sale date, a Trustee's Deed will be filed, vesting ownership to the association.

Once we have completed the process outlined above is when we anticipate the ballot will be sent to Owners to vote on the dissolution of the HOA. Our estimate is sometime in the fall.

**Resort Updates:**

As a reminder, all amenities at the resort are closed and will not be reopened until further notice.

**Condo Units:** Due to ongoing balcony repairs, the number of units available for guest occupancy remains limited. Our operations team is actively collaborating with local contractors, architects, and County officials to explore retrofits we hope will enable these units to be safely returned to service. Initial assessments indicate that the scope of the required work may be more extensive than previously anticipated. We appreciate your understanding and patience as we work diligently to address these issues.

The resort is currently supported by a dedicated team of three staff members. They are doing an exceptional job ensuring the grounds are well-maintained, keeping the area around the housekeeping building clean and clutter-free, and addressing our guests' needs.

**Options as an Owner Reminders:**

Owners should continue to pay their maintenance fees, as only those Owners in good standing will be eligible to participate in potential net proceeds upon the sale of the property. With that being said, we highly encourage all Owners to take advantage of the GPX certificates in lieu of occupancy at CJC. We anticipate the complete process with take another 18 months (pending unforeseen issues) to complete the full dissolution of the resort HOA (pending final vote of the Owners). As a result, we are only providing the bare minimum of services to keep the resort operations expenses at a minimum. We are working in the best interest of all Owners and appreciate your patience as we work through this process.

**Vacation Opportunities:** We encourage you to take advantage of the no cost travel certificate through the [Grand Pacific Exchange \(GPX\)](#) network. The Association will cover the fees. Please contact a representative at [\(866\) 325-6295](tel:8663256295) or visit [www.gpxvacations.com](http://www.gpxvacations.com).

**Exiting Your Ownership:** While we encourage you to remain current with your Ownership and participate in the net proceed distribution at close of escrow, Owners may also opt to deed back their interval(s) to the Association. If you wish to pursue this option, please contact Rick Kinert, Regional Vice President of Resort Operations, at [rkindert@gpresorts.com](mailto:rkindert@gpresorts.com). Fees apply.

Please Visit the [CircleJClub.com](http://CircleJClub.com) website for ongoing updates regarding the dissolution process. Click on the Owner Communications Button at the top right - password: cjcowners (all lower case).

A rectangular button with a dark background and the text "Visit Website" in white.

**Owners Community Password: cjcowners**

Best Regards,  
Your Circle J Club Board of Directors and Grand Pacific Resorts

## Important Owner Update

Copyright© 2024 Circle J Club, All rights reserved. You are an owner at a resort managed by Grand Pacific Resorts and may receive periodic communications from the company.

We have updated our records and intend only to send e-communication to residents who have consented to receipt of this communication. We will make all corrections necessary. If you believe an error has been made, please contact us at [gpcvspecialist@gpresorts.com](mailto:gpcvspecialist@gpresorts.com).

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