

JANUARY 2026

OWNER SERVICES NEWSLETTER

HAPPY NEW YEAR!

We hope you've had a great start to the winter season! As we kick off the new year, we wanted to share the latest updates, reminders, and highlights to help you make the most of the winter.

Attached is our January Owner Services Newsletter, featuring what's new around the resort, upcoming owner events, and a few helpful reminders as the heart of ski season continues. As always, the Owner Services team is here to assist with any questions or planning needs. We look forward to seeing you soon.

Warm regards,

- Joelle Varnum & Autumn Abraham

The Sunday River Owner Services Team



FOOD & BEVERAGE UPDATES

MIXOLOGY AT SLIDERS

Shake things up this winter with hands-on cocktail classes at Sliders. Learn the art of mixing classic drinks from the pros, then take your new skills (and a cocktail kit) home with you.

NEXT CLASS: Feb. 14th - 5:30PM

[Learn more and grab your spot!](#)

EDDY & BETTY DINNER

Share a delicious dinner, play yeti-approved games, and snuggle up for a special story time with our favorite yetis in the cozy Yeti corner of the Mahoosuc Room at South Ridge Lodge.

NEXT EVENT: Feb. 18th - 5:30PM

[Learn more and grab your spot!](#)



BOOK TIME TO MEET WITH OS



TO MAKE CONNECTING WITH OWNER SERVICES EVEN EASIER, WE ARE EXCITED TO INTRODUCE A NEW APPOINTMENT BOOKING OPTION. OWNERS CAN NOW SCHEDULE 30-MINUTE APPOINTMENTS BY PHONE, VIRTUAL MEETING, OR IN PERSON, MAKING IT SIMPLE TO CONNECT WITH OUR TEAM WHEN IT WORKS BEST FOR YOU!

NEW!



APPOINTMENTS ARE AVAILABLE TUES-SAT AND ARE A GREAT TIME TO REVIEW UPCOMING RESERVATIONS, ASK QUESTIONS ABOUT YOUR ACCOUNT, EXPLORE EXCHANGE PROGRAMS, OR GET HELP NAVIGATING THE OWNER PORTAL. WHETHER YOU'RE PLANNING AN UPCOMING STAY OR JUST WANT A QUICK CHECK-IN, OUR TEAM IS HAPPY TO HELP.



OWNER SERVICES NEWSLETTER



TEAM MEMBER HIGHLIGHT

We're delighted to introduce Benedict Kane, the newest addition to our Housekeeping Leadership Team! Benedict joined us as Assistant Housekeeping Manager in early December and has quickly been learning the ropes while also bringing fresh ideas and a great energy to the team. If you see Benedict during your next visit, be sure to say hello!



WINTER OWNER EVENTS

Join the Owner Services team for a warm welcome during your winter stay! We're hosting casual, owner-focused gatherings at both hotels, stop by to say hello, ask questions, or simply relax and enjoy a treat.

Fridays | Jordan – Warm Welcome | 5:00–7:00 PM

Jan. 30th | Feb. 6th | Mar. 13th | Mar. 20th

Saturdays | Grand Summit Hotel – Cozy Cocoa Bar | 4:00–6:00 PM

Jan. 31st | Feb. 7th | Mar. 14th | Mar. 21st

And that's just the beginning.....For full details and updates, please visit your hotel's owner webpage.

Feb. 28th - 4PM-6PM | Sip, Shop, Spa (Jordan - open to all)

Mar. 1st - 4PM-6PM | Grand Summit Wine & Cheese Social

Mar. 7th - 4PM | Yoga hosted by the Jordan Spa (open to all)

Mar. 8th - 4PM-6PM | Jordan Wine & Cheese Social



EXCLUSIVE OWNER MUG CLUB

The Camp and Sliders Mug Club is exclusive to Hotel Owners. Members receive a 20oz Mug and enjoy Mug Club specials throughout the winter, including one free appetizer.

The cost of the Mug Club is \$50 per year, valid through November 30. Please contact Owner Services to join.



OWNER ONLINE TOOLS

OWNER RELATIONS PORTAL:

Book reservations, view statements and rental activity, and more!

OWNER WEBSITE:

Your go to for HOA and hotel information and updates!

OWNER DUES STATEMENTS PORTAL:

View your HOA account balances.



TAX SEASON - RENTAL INCOME HIGHLIGHTS

As we head into tax season, we want to share a few helpful reminders regarding 2025 rental income reporting and 1099s.

Reminder: 2025 Rental Income includes income earned between December 2024-November 2025.

1099s: What to Expect

- 1099s will be mailed by February 2, 2026
- Due to a system change in August 2025, owners will receive two 1099s this year:
 - One covering income earned between December 2024-July 2025
 - One covering income earned between August-November 2025
 - The combined total of both forms reflects the full rental income reported to the IRS
 - *Note: if you own a lockout unit, you will receive a 1099 for each side of the lockout for the first half of the year, and may receive a combined 1099 for the second half of the year.*

Gross Income Reporting

- Beginning with the 2025 tax year, your 1099 will reflect gross rental income rather than net income as reported previously. This change aligns with standard industry practices and provides you with more comprehensive tax documentation.
- Common rental income deductions/expenses not reflected on the 1099 include:
 - Maintenance Reserve Fund (4%)
 - Credit card processing fees (3%)
 - Travel Agent Fees
 - Sunday River commission
- These amounts can be used when working with your tax professional.

HOA Expenses & Usage Notes

- HOA dues and annual property taxes are not included on the 1099
- HOA expenses are based on dues billed in 2025 and can be reviewed in your Condo Web ('HOA Dues Statement Portal') account

We're Here to Help

Owner Services is happy to help locate statements, reports, and usage data. While we're unable to provide tax advice, we encourage owners to consult their tax professional with any tax-related questions.

RENTAL INCOME: PAYMENT OPTIONS

Did you know? You have several choices for receiving your rental income payments! Rental income can either be applied directly to your HOA dues and property tax accounts, or we can deposit the funds directly into your bank account. There's no need to wait for a paper check to arrive in the mail.

Contact Owner Services today to discover your options!