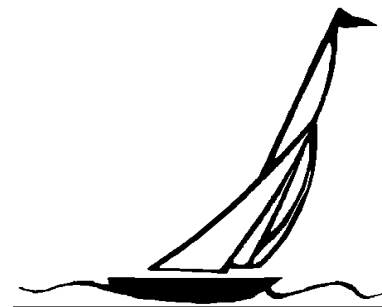




Season's Greetings from
HARBOR RIDGE
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View from the Top

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Winter Hours for Jan. 5—Feb. 12:
Monday - Thursday
8:00 am - 7:00 pm

Friday - Sunday
8:00 am - 9:00 pm

Float Owners:
Mail your Float Reservation Request Forms with your maintenance fee payments. Thank you.

Manager's Update

November and December has been filled with strange weather patterns from early snow storms to extreme rain storms. The Great Room and lobby are decorated for the holidays, and we are looking forward to the upcoming holiday parties here at Harbor Ridge. We are hoping for a white Christmas.

We are anticipating replacing the doors, windows, and siding in another four units on the ocean side beginning in late March. The units are much more secure and air tight for better heating efficiency.

We replaced all mattresses in Building 1, all guest bedroom mattresses in Building 2, and some king mattresses in Building 5. Building 1's guest bedrooms now have a full bed and a twin bed. Building 2's guest bedrooms now have two full beds. We have received many compliments on the improved sleeping arrangements.

We hope to replace the remaining tube televisions with flat screen tvs. We also plan to swap some dining area lights with ceiling fan lights for better air circulation in the units in the summer, as well as installing bamboo flooring in the living rooms. Our staff is currently working on repairing some sheetrock cracks and seams in Building 3 that have appeared as the buildings have shifted.

If anyone is interested in owning additional weeks, please call us for some great deals!

You can purchase an additional off peak week every year for \$500, plus a \$200 deed preparation and recording fee. What a steal!

Many owners have taken advantage of the bonus weeks at \$349 for an extra week's vacation in Interval's exchange system. Bonus weeks are still available. Call us today to get yours!!







An \$89.00 internal exchange fee is due should an owner need to be accommodated on a different week or should an owner request an upgrade from a one-bedroom unit to a two-bedroom unit.

Float Owners

Please take a moment to complete your 2015 Reservation Request Form and return it along with your annual assessment payment or merely call the office toll free at 866-384-0231 to let us know if you would like to stay at Harbor Ridge or if you would like to have a week deposited with Interval International. We strongly suggest reserving your week as early as possible. Float weeks are assigned on a first-come, first-serve basis. To guarantee a regular deposit, you should submit your reservation request by February 1. Your membership with Interval International should be valid until December 31. Your float annual assessment is always due January 1 or at the time of the reservation, whichever occurs earlier. Your timely reservations allow the resort to efficiently utilize its inventory.

Happy Holidays!

Maintenance fees are due Jan. 1 for all float owners & Weeks 1-26. Should you need payment arrangements, call us toll free at 866-384-0231 prior to Jan. 1.

 <p>Maintenance fees are due on January 1 for float week Owners.</p>	 <p>Remember that they are also due for fixed week owners of Weeks 1-26.</p>	 <p>Harbor Ridge prefers that owners pay their maintenance fee by check to lower credit card processing fees.</p>
 <p>Does Harbor Ridge still accept credit cards?</p>	 <p>Yes, Harbor Ridge accepts MasterCard, Visa, & Discover. What if I need an extension on paying my maintenance fee?</p>	 <p>Call the office to set up a payment plan prior to January 1 to avoid the late fees.</p>

 Like us on Facebook!

Condominium Association Special Meeting Minutes Saturday, December 6, 2014

President Tim Letourneau called the meeting to order at 10:00 AM. Treasurer Jan Franz, Secretary Linda Connelly, Member Dianne Lytle, and Managers Margaret Austin and Annette Bartlett were in attendance. Jerry Williams was absent due to wintering in South Carolina.

Board Member Election: A quorum was obtained with owners in attendance and submitted proxies. The vote for the two open seats were tallied and announced. Jan Franz received 222.5 votes, Tim Letourneau received 230.5 votes, and Kurt Zemba received 103 votes. Jan Franz and Tim Letourneau were re-elected. Owners were reminded that each week owned is allowed one vote, and alternate year owners receive half of a vote. Many proxies were received without selections. Jan and Tim accepted the nominations. Dennis Connelly motioned to accept the elected Board Members. Joan Letourneau seconded the motion, and the motion passed.

Ratification of proposed budget: The board had presented the budget in the October newsletter, and the maintenance fee was raised by \$5.00 for 2015. Management met with their accountant, Lee Brown, on December 5, 2014, and they reviewed the financial status. The accountant recommended financial options before year-end to lower the net income to minimize the amount of corporate taxes paid to the IRS. Dennis Connelly motioned to accept the budget as proposed. Joan Letourneau seconded the motion, and the budget passed.

Transaction of such business as may properly come before the meeting: Annette reported that one of the owners requested a topic to be discussed at the annual meeting. The owner requested that some type of hand railing be placed at the top of the loft steps. The maintenance department will be installing the railings in Units 52 and 47 for evaluation.

Tim Letourneau asked if all units had carbon monoxide detectors. Tim recommended that carbon monoxide units be placed in the guest bedrooms since they are closest to the boiler units. Annette reported that not all units have carbon monoxide detectors. All units have smoke detectors on all floors, and as needed, the detectors are being replaced with combination smoke detector and carbon monoxide units. Dennis Connelly motioned that management purchase the carbon monoxide detectors before December 31st, and have them installed immediately. Joan Letourneau seconded the motion, and the motion passed.

Dianne asked if management could use biodegradable plates and cups rather than styrofoam. Management reported they have checked into alternative options and other options are much more expensive.

Annette reported that various beds were replaced in Buildings 1, 2, and 5. Building 1's lower level now has a full bed and a twin bed. Most guest bedrooms in the other buildings have two full beds. Some king size beds were also replaced.

Management reported that heat pumps would be installed this month in a building. The hope is that the savings will help with completing the door, window, and siding project in the remaining units in Buildings 4 and 5.

Tim adjourned the meeting at 10:28 AM.

IMPORTANT NOTICES:

Owner Getaway Rates:

\$95 for one night
\$150 for two nights
\$199 for three nights
(includes lodging tax)

Bonus (Off Peak) Weeks:

\$349 per week

Great Room Usage Rate:

Up to 25 people, it is \$3 per person.
For more than 25 people, the room charge is \$75. The maximum room occupancy is 50 people.

Owners Who Rent Their Units

Per instructions from our accountant, the Harbor Ridge Condominium Association will now be sending out 1099 Miscellaneous income forms annually to owners who have received more than \$600 in gross rental income. The forms will be sent out to owners as soon as possible in January each year. For example, Harbor Ridge rents an August week for an owner for \$1600, Harbor Ridge keeps a 30% rental commission. On the Form 1099-MISC, the rental amount of \$1600 will be the reported amount. Please contact Annette or Margaret if you have any questions.

Interval International News

From digital publications to engaging social media and award-winning videos, Interval is making an impact on the Internet. There's no doubt about it: The internet is the go-to travel-planning source for leisure travelers. More than half of Interval's members surveyed prefer the online or app version of the *Resort Directory* over the printed version. In line with this growing preference and Interval's ongoing commitment to digital tools, adjustments are being made to the printed *Resort Directory*.

Purchasers enrolled as new Interval members in 2015 will receive a 2014–2015 *Resort Directory*, updated to include a Newest Member Resorts section featuring all of the properties that have joined Interval's network in the past year, as well as the latest Travel Demand Indexes and Interval's comprehensive membership benefits.

This updated *Resort Directory* will also be available in digital format to existing members on IntervalWorld.com.

Existing members will also receive a special *Resort Directory Supplement* edition of the *Interval World*® magazine in November, which will include complete features on resorts that joined in the past year, a list of Interval member resorts throughout the world, and updated terms and conditions.

The online *Resort Directory* will continue to be updated year-round, with up to 10 images per resort, extended descriptions, and links to Interval HD resort and destination videos.

Interval's Facebook page has seen nearly 50 percent growth in its number of followers since June, garnering 150,000 "likes" and counting. As part of their rapidly growing social media presence, the company's Facebook page engages followers from around the world, showcasing inspirational vacation experiences and ideas, and providing news on product offerings and promotions.

Social media is a key component in Interval's integrated marketing strategy, from its Facebook page to other platforms, including Instagram, Pinterest, and YouTube. Interval Community, a members-only resource for Interval- and travel-related questions on IntervalWorld.com, is one of the largest timeshare social-networking forums, with more than 190,000 member profiles.

For Sale

A brand new MTI Whirlpool bubble tub is for sale. This is a Shelby model MTI 13. Its size is 72" x 54" x 21.5". This model didn't meet the needs of the resort, and we were unable to return it. Make us an offer we can't refuse.

Twin head boards and matching bed side stands for sale for \$25.00 each. These were removed when we installed full size beds.

Ceiling fans for sale for \$10.00. These are in good working order; we needed new fans with light kits.

White dining room table light fixtures for \$10.00.

King sheet sets for \$5.00. We upgraded our linens to microfiber sheets, which are more comfy.

Any of the above items purchased must be picked up by the buyer.

Holiday Hours

Christmas Eve 8:00 am—4:00 pm	New Year's Eve 8:00 am—7:00 pm
Christmas Day 8:00 am—4:00 pm	New Year's Day 8:00 am—4:00 pm