



Season's Greetings from
HARBOR RIDGE
PO BOX 725
SOUTHWEST HARBOR ME 04679

View from the Top

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www.harborridge.com ~ info@harborridge.com ~ 207-244-7000



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Winter Hours for Jan. 4—Feb. 11:
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.



Like us on Facebook!

Manager's Update

Merry Christmas, Happy Hanukah, and Happy New Year from all of us here at Harbor Ridge. We are patiently waiting for snow, but we are not crying that it has not arrived yet. A white Christmas is not predicted for our coastal area, so incoming holiday guests need to bring their hiking boots.

Our company Christmas Party served as our Christmas appreciation dinner for our staff and a surprise baby shower for our Front Desk gal, Mollie. Our "Yankee Swap" gifts were festively wrapped, and she had no idea!!! Mollie has had a busy year since she joined our staff one year ago. She got married, and she is expecting a baby girl in February. Mollie has added a great deal of enthusiasm to our office, and she goes above and beyond for our guests at the resort. Congratulations to Mollie and her husband, Jeff.

We have completed the siding, window, and door replacement in Units 41—44, so all of the ocean sides of the unit buildings are now complete. The units are much more secure and air tight for better heating efficiency. We also installed bamboo flooring in all of the living rooms in Units 41—48 this fall. So what's next? We need to replace windows in the Clubhouse, new shingling for the roofs, and carpeting and flooring in the units.

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 2016 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.

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 or email us prior to Jan. 1.

Have you thought about getting Club Interval Gold?

No, what's the advantage of the Club Interval Gold Program?

It's Interval's points-based membership. It allows you to see exactly how many points are needed for certain resorts.

How can I get involved in this points program?

You can call the resort directly, and they can get you involved for a very low promotional price prior to it being offered to non-owners!

Call Annette or Margaret today to get your Club Interval Gold membership started today!

Condominium Association Special Meeting Minutes Saturday, December 5, 2015

President Tim Letourneau called the meeting to order at 10:00 AM. Treasurer Jan Franz, Secretary Linda Connelly, Member Dianne Lytle, Member Jerry Williams, and Managers Margaret Austin and Annette Bartlett were introduced. There were an additional 26 owners in attendance, along with special guests David Callaghan and Bill Dwyer from Interval International.

Consideration of ratification of proposed budget: Margaret discussed each line item of the 2016 proposed budget. Bonus week income is from fees paid for off-peak weeks to be deposited into the exchange company. The gift shop was remodeled and restocked this year. Rentals were up due to exposure on Booking.com.

David Ezzio requested clarification on the following items. Annette reported over 30 weeks were sold in 2015, and many HOA weeks were sold to local people. Payment plan options for maintenance fees have been working well. Margaret explained that property taxes are paid in arrears. Management wrote off the 2011 delinquent annual assessments, and they are generally written off after 4 years. Management works with delinquent owners to pay what they can to encourage reengagement into their ownership. Annette reported that the HOA owns 86.5 weeks, and there are about another 25 weeks that should be foreclosed upon. There is approximately \$94,000 in receivables for 2015. These delinquency rates are below industry standards.

Seacoast Security now monitors the units for furnace failures and low temperatures in the units. Dead River discontinued this service last winter under the Presidential Plans. Several Fairpoint phone lines were removed and the new monitoring devices are more specific about the problem locations.

Wendy Kuda inquired about guest fees. Margaret explained that non-owners pay \$5.00 to use the pool when accompanied by an owner, and the revenue is listed under Owner Charges.

Mr. Geraldo asked if management saw any savings from the installation of the heat pumps. Margaret reported the heat pumps have not been in long enough to report on specific cost effectiveness; however, she feels it has been worthwhile.

David Ezzio asked about utility costs for 2015. Margaret reported the fuel expenses were \$52,000 and electricity was \$54,100. He also asked if the board had explored solar panels. Tim responded that the Board reviewed it a few years ago, and the cost would take 40 years for a return. He also noted that the Board reviewed windmill possibilities, and Dianne mentioned that local and National Park ordinances are very restrictive for our location.

David Ezzio also asked about reserves and how the resort handles the reserve fund. He subscribes to the *Timesharing Today* magazine and many articles discuss the need to have high reserves for capital improvements. Margaret said that since we are a not-for-profit organization, we are not allowed to make a profit without paying corporate income taxes. David is concerned that the resort may not have sufficient funds to cover an unexpected capital expense. Margaret said management will review the issue with their accountant again. David commended Annette for her article submission to *Timesharing Today*.

David asked if management could consider providing a building for bikes when it rains, which could then be used to store items in the winter. Wendy Kuda agreed. The Board and management will review.

The maintenance fee was raised by \$8.00 for 2016. The proposed budget was moved and seconded, and the budget was approved unanimously.

IMPORTANT NOTICES:

Owner Getaway Rates:

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

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.

Interval International News

In addition to utilizing their Interval membership for vacation exchange and a host of other benefits, members can now enjoy savings on the best hotel rates powered by the Orbitz Partner Network. This



new membership benefit gives Interval Platinum® members 10 percent off and Interval Gold® and Club Interval Gold® members 5 percent off hotel bookings. These discounts are solely available through IntervalWorld.com.

"This exciting money-saving benefit will greatly enhance the value proposition of vacation ownership and Interval's upgraded memberships," says Sharon Freed, Interval's senior vice president of consumer marketing. "The discount on hotels is just one of many ways Interval is continuously working to aid members with all their travel-planning needs."

Interval has launched the Interval International Elite ResortSM tier, the most prestigious level in its program. Since recognition tiers are used in determining Club Interval points values for inventory in the network, inventory available for exchange at Interval International Elite resorts will have a higher point redemption value than those of other recognition tiers, when comparing inventory of the same travel demand index, unit type, sleeping capacity, and kitchen facilities. Harbor Ridge will maintain its Premier status recognition.



The 2016 – 2017 *Travel Planner* features an explanation of the entire recognition program. Interval International Elite Resorts will also be identified on IntervalWorld.com by a lotus icon.

Club Interval continues to provide the ultimate in flexibility to owners by allowing them to shop for inventory and take as many weeklong exchanges and ShortStay Exchanges as their points allow. As Club Interval Gold members, owners can see available exchange inventory from all recognition tiers, and the required point values to get to that dream vacation that otherwise may not have been accessible.

Transaction of such business as may properly come before the meeting: Tim announced that Interval International representatives were available to speak with owners after the special meeting. David Callaghan, Vice President of Resort Sales and Service, reported that Harbor Ridge has a 96% guest services rating from exchange in guests, which is highly commendable.

Peter Kuda, owner of Unit 13, proposed moving the fire pit. He said they smelled smoke in their unit when people used the fire pit. He said that we have a no smoking policy, and the fire pit causes an undesirable smell. The Kudas do not believe the fire pit belongs where it is located. Other resorts have fire pits, but they are located away from the actual buildings. He proposes the Board discuss and move the fire pit to another location away from the unit buildings. David Ezzio asked if people could start fires on their own and if it was possible to move the pit to another location. Annette answered yes to both questions. Another owner asked if there were other complaints regarding the fire pit, and Margaret reported that no other complaints were filed and that the guests have been extremely pleased with the new amenity. Wendy Kuda said that Building One may be more susceptible to the smoke. It was recommended that the Board and Management review and come up with an alternate location.

Tim reported that some owners had an issue with the new no lock on the lockers policy, but no one was in attendance to discuss it. Management is working on providing alternatives for this issue.

Annette reported that an owner had requested a sauna. She anticipates that it would cost around \$5,000, and owners in attendance expressed interest in that possibility. Management will do more research on adding this amenity.

The meeting adjourned at 11:15 AM.

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—9:00 pm