

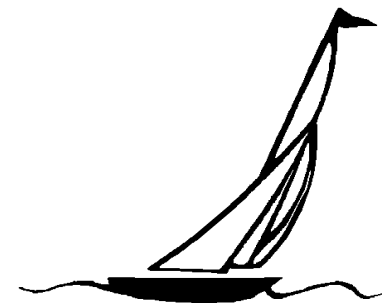


Season's Greetings from  
HARBOR RIDGE  
PO BOX 725  
SOUTHWEST HARBOR ME 04679

# View from the Top

A HARBOR RIDGE PUBLICATION

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### Inside:

Special Meeting  
Minutes Pg 2-3

Winter Hours for  
Jan. 7—Feb. 14:  
Monday - Thursday  
8:00 am - 7:00 pm

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



Why get involved in  
Club Interval Gold at  
Harbor Ridge?

- Initial deposit of 35,000 points.
- Two Year Membership
- Shows all available units for exchange.
- Get "change back" for smaller unit or off season exchanges.
- Discounts on online short stay exchanges.
- Avoid unit upgrade fees.
- Get the benefits of both Interval's Gold and regular memberships.
- Access to a points based program for an extremely reasonable cost of \$495.

### Manager's Update

Merry Christmas, Happy Hanukah, and Happy New Year from all of us here at Harbor Ridge.

October and November brought many leaf peepers to the resort, and our guests continue to be amazed at the beauty of Acadia National Park and its wildlife. Many believe that Harbor Ridge's season is over after Columbus Day; however, Harbor Ridge is busy through the end of November, as more people want to enjoy the quieter crowds in the shoulder seasons.

Winter came early to MDI, as we had snow on the ground for Thanksgiving and then a week later Seawall was closed due to gale force winds and high tides throwing rocks all over the road.

The swimming pool area will be closed for repairs from January 6 to February 4. We will be sanding down the cedar walls and resealing them. Then we will be draining the pool, fixing the underwater lights, and resurfacing the pool shell. The Shasta glass lining has far exceeded its life expectancy, and the time has come. We are hoping that it will not take all four weeks; and we will reopen the pool as soon as possible. The hot tub and fitness equipment will be available for guests during this time. We want to thank our owners and guests in advance for their patience during the pool closure.

We have painted the kitchens and living rooms in Units 11—38 with a calming gossamer blue color. The color matches exquisitely with our living room chairs, and the rooms are more welcoming. We will continue this project throughout the other units this winter!

### Holiday Hours

**Christmas Eve**  
8:00 am—6:00 pm

**Christmas Day**  
8:00—4:00 pm

**New Year's Eve**  
8:00 am—7:00 pm

**New Year's Day**  
8:00 am—7:00 pm

### Swimming Pool Closure January 6 to February 4

Weekly presentations are offered on Interval's point-based membership, Club Interval Gold. The presentations are extremely helpful, and they are tailored to those in attendance. Feel free to set up a meeting with Annette to determine if Club Interval Gold is right for you. Owners of Weeks 23—42 who exchange every year should definitely consider Club Interval Gold.

Owner getaways are in effect, and the rates will remain the same: \$95 for one night; \$150 for two nights, and \$199 for three nights. Unfortunately, owner getaway rates are not valid on school vacation weeks, and they may be booked 7-10 days away from check-in.

Owners can purchase bonus weeks for \$379 to be used thru Interval International or here at Harbor Ridge in our off peak season.

Owners are reminded that their maintenance fees are due in advance of depositing their weeks with Interval International or any exchange company.

Maintenance fees are due January 1 for all float owners and fixed week owners of Weeks 1-26. Should you need payment arrangements, call us toll free at 866-384-0231 or email us at info@harborridge.com prior to January 1 to avoid late fees and interest.

I just got back from an amazing vacation in California, and we have a trip planned for Missouri in the spring.

When is the best time to start planning a vacation with Interval International?

It's never too soon. It can depend on the location and the time of year. A good rule of thumb: place a request 9-12 months in advance. Many confirmations happen in December and January due to maintenance fees being due January 1, so it is recommended to get on the waiting list in November or early December.

What does it mean to place a request? I generally just keep checking availability every day?

Placing a request is another term for putting your name on a waiting list. It is highly recommended as the member requests on the waiting list get confirmed prior to the requests coming in via the telephone. You must give them a minimum of three options: three resorts, one week; one resort, three weeks; or two resorts, two weeks.

Thank you for the great advice. I just downloaded the new mobile app too, so I can also check that as well, in addition to placing a request.



## Condominium Association Special Meeting Minutes Saturday, December 1, 2018

President Tim Letourneau called the meeting to order at 10:00 AM.

Board Members, Tim Letourneau, Dianne Lytle, Jan Franz, Jim Nicholson and Linda Connelly, were all present, along with Managers Annette Bartlett and Margaret Austin. Owners in attendance introduced themselves.

There were 400.5 owner proxies submitted prior to the meeting. With those in attendance, there were 412, and the 20% quorum was met. HOA votes from the Secretary were not needed due to sufficient owner proxies submitted. Linda Connelly and Dianne Lytle were reelected as Board Members.

The Profit and Loss Previous Year Comparison was presented. The Club Interval Gold line item was discussed. This Interval International option is a point-based system that allows owners additional vacation time opportunities. Gift Shop income was down this year. 2018 rentals have been successful, while resale income is lower. When a resale occurs, proceeds are applied to annual assessment accounts receivables before recognizing profits. Owner charges include cleaning fees, great room usage, guest fees, and internal exchanges. Long term rental income is the rental of the on-site apartment for seasonal housekeeping staff.

The advertising cost increase is due to Trip Advisor and other advertising means. Although the expense is higher, there is an overall positive effect on the income side.

Generally, maintenance fees are written off as bad debt after four years, and it will be evaluated again in December. Bank charges are up, as more people use reward-based credit cards. Management recently called the credit card processing company to negotiate better rates. Computer costs have remained steady; however, upgrades may be needed soon. Contracts include furnace maintenance, alarm systems, pest control, and sprinkler system maintenance. These ongoing contract costs have remained steady.

Employee expenses include meals, work related clothing, holiday celebrations, flowers for employees experiencing family loss, and birthday recognitions. Gift shop purchases have been steady.

Insurances were lower due to switching the building liability insurance to Patron's Oxford. Loss of use occurs when we must rent someone's unit due to a maintenance issue when full occupancy is expected. Owner expenses include breakfast, s'mores, and wine and cheese costs.

Payroll expenses are up due to essential raises and seasonal bonuses to attract and retain staff. Professional fees include accounting and collection fees.

Property taxes increased due to the first mil rate increase in five years. Property taxes are recorded as liabilities and are reflected on the balance sheet.

Registry expenses are down due to fewer deed transfers between parents and children.

Repairs and supplies are higher due to broken water pipes that supply the pool in February. A pipe broke underground, and the SW Harbor Water District supervisor reported to management the large

**IMPORTANT RATES:**

**Owner Getaway Rates (tax included):**  
 \$95 for one night  
 \$150 for two nights  
 \$199 for three nights

**Great Room Usage Rate:**  
 Up to 25 people, it is \$3 per person.  
 For more than 25 people, the room charge is \$75.  
 Maximum occupancy: 50

**Bring A Friend Guest Fees: \$5.00**  
 Guests must be accompanied by a Harbor Ridge Owner.

**Club Interval Points: \$100 per 10,000 pts.**

**Internal Exchanges: \$89.00**  
 Based upon availability within your season of ownership.

increase in water usage mid-cycle. The pipe had been broken for a while before it was discovered, and another broken pipe was detected as soon as the first repair was done. It was also determined that one more pipe needs to be done, and this pipe will be replaced when finances and timing allows. The gable ends of Units 18, 28, and 38 were repaired. Unit 11 has been started and will be finished in the spring. Other gable ends will be completed in 2019. All living rooms, other than Unit 51, now have a hard surface floor. This change has been a major enhancement and well received by owners and guests. Staff has also commented how much easier these floors are for cleaning. Pavement crack sealing was done this summer. New sofas for Building 4 were installed this past spring, and Building 2 is scheduled later this winter. Annette recently visited a timeshare with a higher end hospitality sofa, and she ordered this brand for longevity and better sleeping comfort. The cedar walls in the pool area and the pool liner are scheduled for repair in January. Units 45 – 48's carpets will be replaced this winter.

Seminar and training expenses were up due to required pool chemical recertification classes. Annette attended an Interval International conference in October. Interval has provided numerous accommodation certificates and increased point exchange values for our owners this year, and the board has renewed its exclusive agreement with Interval.

Utility costs remained steady overall. Management has been upgrading to LED lights, which has saved the resort close to \$8,000. When the pipes for the pool broke, the SW Harbor Water District worked with us. This eliminated the need to go through two \$5,000 insurance deductible claims. Heat pumps have reduced the overall oil usage by approximately 4,000 gallons.

Tim asked for approval of the budget as presented. Dave Leisner made a motion to accept the budget as presented. Dennis Connelly seconded the motion, and the budget was approved.

Other business included an owner requesting the board to evaluate solar power again.

Mrs. Kostron requested new sofas for Building 2, and Annette reported that Building 2 sofas are being ordered this week.

Annette clarified that the maintenance fee increase for 2019 is \$15.00.

Dave Leisner asked if the path that leads to downtown could be better maintained and cut back. Annette stated that it is done each summer, but it should probably be done earlier in the season.

Mrs. Kostron asked if internet charges could be dropped as many resorts offer free wi-fi access. Dianne commented that it would result in an increase in the maintenance fee. Annette stated that the Board evaluates this topic each year. As mobile companies increasingly offer unlimited data plans, Harbor Ridge internet income may decrease.

Since there was no further business to be discussed, the meeting adjourned at 10:45 am.

**Respectfully submitted by,  
Linda Connelly  
Secretary**

**'Tis the season of giving!**  
 Give the gift of a vacation to your family, to friends, or to charity! Do you need assistance with how to make an exchange through Interval International? Feel free to call a vacation advisor at Interval International at 800-634-3415 or call us at Harbor Ridge. Members can subscribe to Interval International's YouTube channel. Their playlist includes informational videos on the various levels of memberships, how to exchange with weeks or points, how to book travel, and explores many resort destination areas.