



HARBOR RIDGE
PO BOX 725
SOUTHWEST HARBOR ME 04679

Club Interval Gold Points has the Biggest Bang for your Buck!

Harbor Ridge Management continues to work closely with Interval International to ensure that Harbor Ridge owners are getting the best value in the exchange system. Our exclusive contract with II provided upgraded point values, which makes having a Club Interval Gold membership at Harbor Ridge one of the best vacation deals ever!

Additionally, Interval International offers **2 FOR 1** membership promotions occasionally. It is important for owners to review each email and mail piece they receive. We strongly suggest that members deactivate automatic membership renewal to ensure them that they receive these offers. Bonus accommodation certificates, getaways, and other member benefits add to the savings. **WHO DOESN'T LOVE A DEAL?!**

If you have considered a Club Interval Gold (CIG) membership in the past, but you were waiting for just the right time...**THERE WILL NEVER BE A BETTER TIME!!!** Owners can deposit their weeks for points, and they can enjoy as many full-week exchanges and Short Stay exchanges as their points allow. If you book smaller units, take vacations in the off-season, or take shorter vacations, then this program is ideal for you.

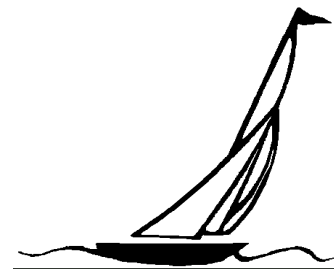
As a points member, you can see all available units within the system regardless of resort designation, unit size, or seasonality. You can see what other resort weeks are worth too. Club Interval Gold members receive all Interval Basic and Interval Gold benefits.

Many owners are now snow birds. So how could a points based membership at Harbor Ridge work for them? Snow birds can break up a road trip on the way down or on the way back—stay in beautiful Myrtle Beach, Hilton Head, Williamsburg, Virginia Beach, Gatlinburg, Asheville, just to name a few for as low as 16,100 points for three nights. Snow birds can still travel to other vacation spots—spread your wings and vacation! Why not take a trip to the Grand Canyon, Las Vegas, Banff, or Palm Springs. Take a trip to New Orleans in January for 52,500 points. Many snow birds have family come to Florida for a visit. Take the family for three or four days to the parks in Orlando, and stay in a premier resort for four nights for a mere 29,120 points. While you are in New England, take a pre-winter getaway to New Hampshire for 18,720 points for a mid-week stay. The options are endless!

Harbor Ridge is still offering this fabulous program for **\$495**, which now includes a **two-year** CIG membership and an initial deposit of 35,000 points. If you are interested in converting to this points-based membership, please contact Annette or Margaret at Harbor Ridge at 866-384-0231 today.



Travel Demand Index Range	2020 Weeks	1 Bed, Sleep 4 Full Kitchen	2 Bed, Sleep 6 Full Kitchen
135 - 150	22-42	90,000	105,000
90 - 100	7,15-21,43,51-52	60,000	70,000
65 - 85	1-6,8-14,44-50	45,000	52,500



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Bonus Weeks To Deposit: \$379

Bonus Weeks to Travel to Killarney, Ireland: \$520



Harbor Ridge Owner Getaway Rates (tax included):

\$95 for one night
\$150 for two nights
\$199 for three nights

Based upon availability from December 1 to April 1. Not available school vacation weeks.

From the Manager's Desk

Pumpkin spice and everything nice...that's what fall is made of! Many individuals get excited when the local coffee shop starts selling its pumpkin caramel swirl!! For you, it might be going apple picking and making that mouth watering apple pie or apple crisp! It may even be trying to find your way out of a local corn maze or getting back to your agricultural roots at the Fryeburg Fair! Whatever your family's fall favorite activities are, take time to enjoy them! As New York best selling author, Lauren Destefano, states, "Fall has always been my favorite season. The time when everything bursts with its last beauty, as if nature had been saving up all year for the *Grant Finale*." Fortunately for us, Acadia National Park is beautiful year round...the beauty just changes with the seasons!

Summer brought many new visitors and our staff was busy meeting their needs and desires while maintaining your vacation investment! We added another year round maintenance man to our staff, and we have been able to get "caught up" on many projects—some small, some annoying, some aesthetically pleasing to a visitor's eye. We've made some landscaping changes by removing some overgrown shrubs to make for easier snow removal in the winter. We've installed a fence at the Clubhouse as the cedars became an eyesore. We have replaced windows in the game room and hall way out of necessity.

You may recall that we repaired Unit 38's gable end last year. You know how some repairs bring to light other deficiencies, this spring we had to completely strip the siding on Unit 38's gable end to find another one of those pesky water leaks. We finished staining the gable end of Unit 11 and repaired our sign, which were huge improvements to our entrance.

Imagine in this digital age that you receive notice that your Internet Service Provider was no longer servicing your area as your peak season begins. That's the challenge that we faced this past May. Fortunately, we were referred to the right company, Coastal Computers in Somesville. They upgraded our infrastructure and connected us with the local Spectrum customer service, and our guests have surfed the internet waves all summer

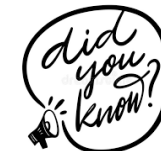
long without incident!!! Our bandwidth increased 10 fold. Our guests were very gracious during the two-day install, and the technicians were extremely professional.

The annual meeting will be held on Saturday, December 7 at 10:00 am. We encourage owners to attend the meeting to get a detailed description of the expenses and what updates are planned for the upcoming year.

The HR board voted to increase the base maintenance fee to \$520, and the Town of Southwest Harbor had a slight uptick on the taxes. The budget includes improving wages to be more competitive, roofing, replacing some master bedroom furniture, and installing new carpeting. Maintenance fee payment plans are very helpful to owners' vacation budgets. Call the resort or your personal bank today to set up yours.

Looking for another vacation week—bonus weeks are available for \$379! Bonus weeks can be deposited into an Interval International account for a regular exchange, two shortstay exchanges, or even for a cruise exchange. Also owners can get a week of accommodations in a two-bedroom, sleep six, two bath, two story townhouse at Killarney Country Club in Killarney, County Kerry, Ireland for just \$399 in the off-season and \$499 in the peak season. It is a great location to explore the Southwest region of Ireland and see the grand Emerald Isle.

Thank you for being great owners. It is a privilege to serve you all.



◆ You can improve your exchange power with Interval by depositing your week 120 days in advance of check-in. Maintenance fees must be prepaid.

◆ Interval International offers a Best Price Guarantee on cruises. They even will reprice a cruise should the price drop prior to your final payment being made.

◆ Owners must be with their guests to use the amenities and Great Room, and they must pay a \$5 fee for each guest.

2020 Budget

Income:	
Bonus Week Income	\$7,580.00
Club Interval Gold	6,435.00
Gift Shop	12,500.00
HR Rental	24,000.00
HR Rental Commission	29,250.00
HR Resale Commission	6,500.00
HOA Resale	00.00
Interest	1,525.00
Internet	7,500.00
Late Fees	13,250.00
Legal Fees	9,750.00
Maintenance Fees (2040 weeks @ \$520)	1,060,800.00
Owner Charges	10,125.00
Property Tax Revenue	99,905.00
Rental Income—Long Term	6,600.00
Sale of Used Property	1,500.00
Vending Machine Revenue	2,350.00
Total Income	<u>\$1,299,570.00</u>
Expenses	
Advertising	4,525.00
Automobile—Fuel, Repairs, etc.	3,875.00
Bad Debt Expense	20,000.00
Bank Charges	22,515.00
Computer	2,200.00
Contracts	21,460.00
Contributions	100.00
Dues, Fees, Licenses, Permits	395.00
Employee Expenses	3,150.00
Gift Shop	9,700.00
Insurances	111,631.08
Owner Expenses	11,225.00
Payroll Expenses	492,686.06
Professional Fees	6,300.00
Property Tax Expense	99,905.00
Registry Expense	3,130.00
Repairs and Supplies	117,516.86
Reserves ¹	74,256.00
Seminars and Training	1,325.00
Supplies	84,425.00
Utilities	209,250.00
Total Expenses	<u>\$1,299,570.00</u>

¹Seven percent of the assessment total is set aside in a reserve account for maintenance, repair and replacement on a periodic basis of common elements, limited common elements and limited common property for which the Association is responsible and to cover deductible amounts for any insurance policies maintained by the Association.

**Harbor Ridge Condominium Association
Special Meeting Agenda
December 7, 2019—10:00 a.m.**

1. Call to Order
2. Roll Call of Officers
3. Election of Officers
4. Consideration of ratification of proposed annual budget
5. Transaction of such business as may properly come before the meeting
6. Adjournment

NOTE: The budget has been prepared based upon what Harbor Ridge believes to be the best current estimates of future costs currently available, such as current and past operation and maintenance costs of the property or of similar properties. In preparing the budget, Harbor Ridge has assumed that all the units will be occupied during the one-year period which the budget covers and that there will be a nominal inflation rate. These estimates are not intended, nor should they be considered, as guarantees or warranties of any kind whatsoever.



Please Return Your Proxy!

It is vital to the association to have these proxies returned with your vote for the budget. Twenty percent (408 owners) of the owners constitutes a quorum. Please mail in your proxy by **November 30** to ensure its arrival at the office prior to the meeting.

EVERY YEAR OWNERSHIP ANNUAL ASSESSMENT

WEEKS	2020 MF	2020 TAX	ARDA-ROC	TOTAL
1-6	520.00	28.25	3.00	551.25
7-17	520.00	36.55	3.00	559.55
18-42	520.00	61.45	3.00	584.45
43-47	520.00	36.55	3.00	559.55
48-50	520.00	28.25	3.00	551.25
51-52	520.00	36.97	3.00	559.97

ALTERNATE YEAR OWNERSHIP

1-6	520.00	37.52	3.00	560.52
7-17	520.00	39.89	3.00	562.89
18-42	520.00	63.42	3.00	586.62
43-47	520.00	39.89	3.00	562.89
48-50	520.00	37.52	3.00	560.52
51-52	520.00	40.84	3.00	563.84

PROXY

KNOW BY ALL BY THESE PRESENTS that I, _____, a member of the Harbor Ridge Condominium Association, do hereby appoint the Secretary of the Harbor Ridge Condominium Association, a Maine Corporation, my true and lawful attorney and Proxy with the power of substitution for me and in my name to vote as my proxy, at the Annual/Special Meeting of said Association, to be held at the Harbor Ridge Condominium Reception Center on the 7th day of December, 2019 at 10:00 am, or at any adjournment thereof, with all the powers which I should possess if personally present.

My preference for the election of Directors of the Harbor Ridge Condominium Association is the following checked individual(s).
(Please check up to two.)

____ Janet Franz ____ Write-in: _____

WITNESS my hand and seal, this _____ day of _____, 2019.

Member's Signature: _____

Printed Name: _____ **Unit(s):** _____ **Week(s):** _____

To all Members of the Harbor Ridge Condominium Association:

If you wish to appoint a person or entity other than the secretary of the Harbor Ridge Condominium Association to vote on your behalf at the Association's meeting, you may do so by crossing out the words of "the Secretary of the Harbor Ridge Condominium Association, a Maine Corporation" and inserting that person's or entity's name. Please note, however, the person or entity must be another Harbor Ridge time-share estate owner. **THE PROXY MUST BE DATED AND SIGNED TO BE VALID.**

Fax to 207-244-4500 or email to info@harborridge.com or snail mail prior to November 30, 2019 to Harbor Ridge Resort, PO Box 725, Southwest Harbor, ME 04679

**Harbor Ridge Association
Board Vacancies**

As mentioned in the April newsletter, the Condominium Association has two five-year vacancies on the board to be filled. Our board president, Tim Letourneau, is stepping down after serving for the past 20 years. Tim has provided valuable insight over the years, and we will miss his wisdom. Janet Franz is willing to serve for another five years. Her biography is in the right column for review.

As per our Bylaws, Article 3, Section 3.2.b.2 states that nominations may be submitted from the floor at a meeting at which the election is held for each vacancy on the Executive Board for which no nominations have been made or for which only one nomination has been made. Since we have only one nomination for two positions, we hope that there will be an owner in attendance at the meeting willing to accept a nomination to serve. The board meets in April, July, September, and December. Board Members do not receive any compensation for their service; however, it is the policy to provide overnight accommodations at the property at no charge to permit attendance at meetings.

**Biography for Prospective Board
Member**

Janet Franz has been a Week 16 owner at Harbor Ridge since September 1992, and she also owns Week 20-Even. Her family enjoys their timeshare each year at Harbor Ridge, along with some exchanging and cruising.

Jan has served on the Harbor Ridge Board of Directors since 2003. She earned her Associate Degree in Business Management from the University of Maine, and she received her Bachelor's Degree from Husson College. Jan recently retired from her accounting position at the Penobscot Valley Federal Credit Union. She assists with her husband's property maintenance business. Jan has served as the financial secretary for the Redeemer Lutheran Church, and she has done volunteer income taxes through the VITA program for many years. Jan resides in Bangor with her husband. They have three children and two grandchildren. Jan wants to continue to serve on the board to guarantee that the association remains in good fiscal standing to continue providing an outstanding vacation experience.