

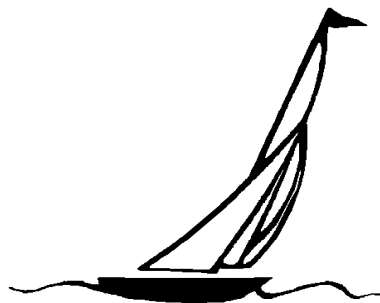


HARBOR RIDGE  
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# View from the Top

## A HARBOR RIDGE PUBLICATION

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### Highlights:

**2020 Profit & Loss Report** Pg 2

**Check-in Dates** Pg 2

**Friday to Friday For Building 3 in 2022** Pg 3

**Club Interval Gold** Pg 3

**National Park Mobile App** Pg 3

**Owners of Fixed Weeks 27-52 with a due date of July 1 can make their maintenance fee payments in three installments:**  
\$200 by May 1  
\$200 by June 1  
Balance by July 1.

**Owners should call or email prior to the due date to make other payment arrangements to avoid late fees. Payment by check is greatly appreciated.**



Follow us on Facebook!

### Manager's Update

What a year!! Who would have ever believed that we would still be riding the waves of COVID. Last year at this time we had just entered lockdown, and the theme of that newsletter was "We'll be here when it is safe to vacation again!" Well, we are still here and we are busy!! We have had one of our busiest winters ever here at Harbor Ridge, as families just wanted to get away and hunker down in a different environment. Harbor Ridge has provided the perfect spot and opportunity to spend quality time with beloved family.

Why have people felt so safe coming to Harbor Ridge and MDI? The COVID numbers have been low. Fully furnished condos provide all the amenities of home. Harbor Ridge has strictly heeded the CDC recommendations. Families can explore the great outdoors while easily social distancing. Restaurants have been providing great takeout options.

Our clubhouse amenities are open; however, we still require reservations for usage. The pool and hot tub are one reservation, while the game room and fitness room are a second reservation. On-site guests may make two reservations at the beginning of their stay, and then additional reservations can be made on a day-by-day basis. We ask guests to come wearing their swimwear and workout gear to maximize their time. Reservations begin at the top of each hour for 45 minutes. We are hopeful that this will change in the not so distant future.

We want to say THANK YOU to everyone who have provided words of encouragement and support. Many guests have left generous tips, which were greatly appreciated. Some owners gave us flowers and baskets of snacks! Our staff has been very dependable, and their workload has significantly increased. They have risen to the occasion, and they have been loyal to you in maintaining your vacation home property!

While we've been busy with guests, we have continued with our "Extreme Bathroom Makeover" in the master bathrooms of Building 2 and Units 41, 42, and 43.

As the Week 16 guests depart, the roofing contractors will move in to replace the skylights and shingles on Building 2. The new skylights will have blinds in them for better room darkening. Additionally, we will be replacing the carpets in the lower bedrooms of Building 2 at the same time. There will be contractors galore around! Your maintenance fee dollars at work!! We hope owners are pleased with the continued upgrades.

### Cadillac Mtn. Reservation










Vehicle reservations are now required for the Cadillac Summit Road from **May 26 through October 19**, from sunrise to sunset. Vehicle reservations are not required for any other areas of the park this year.

Vehicle reservations cost \$6 and are only sold online in advance at Recreation.gov. They are not available for purchase at the park. Thirty percent of vehicle reservations are made available 90 days ahead of each date. The remaining 70 percent are released at 10 am two days ahead.

Please print, download, or screen capture the vehicle reservation with confirmation code, which is required to scan for entry, since internet connectivity can be non-existent or unreliable approaching the check-in station.

Sunrise reservations have a two-hour entry window, while daytime reservations have a 30-minute entry window.

Vehicle reservations provide a timed entry. The number of vehicle reservations are limited to one vehicle reservation per seven days for sunrise and one vehicle reservation per day for daytime reservations. Reservations can be changed free of charge. For more information, go to nps.gov/acad/planourvisit.

 <p>What a year! I've been wanting to take a vacation. Do you think I should?</p>	 <p>I know what you mean! You must make a decision based on your family's health conditions and where you want to go. What is safe for Sally Vacationer may not be wise for you.</p>	 <p>Just as always with exchanging, planning is extremely important. However, there have been lots of last minute cancellations in many resort destinations.</p>
 <p>Do you recommend purchasing E-Plus still?</p>	 <p>Most definitely, now more than ever!!! You should also check with your confirmed resort about the COVID-19 requirements for checking in. For example, currently Maine requires adults to be fully vaccinated for more than two weeks or a negative COVID-19 test on a sample taken no more than 72 hours prior to check-in.</p>	 <p>I read that, but it does vary based on your state of residency. Hopefully, most state residents will be exempt beginning May 1, if cases continue to improve.</p>
 <p>Owners can check the website, <a href="https://www.maine.gov/covid19/keepmainehealthy/faqs">https://www.maine.gov/covid19/keepmainehealthy/faqs</a>, for Maine lodging updates.</p>	 <p>The Front Desk staff has fielded more calls this year than the past three years combined; however, they want the guests and owners to know what is required at registration.</p>	 <p>Keep practicing social distancing, wearing masks, and washing your hands regularly. It's important to stay vigilant. To those who have lost loved ones, we pray for comfort and peace for your family.</p>

**HR Profit & Loss Year End 2020**

INCOME		
Bonus Week Income		4,548.00
Club Interval Gold		858.00
Gift Shop Non-Taxable		534.74
Gift Shop Taxable		3,751.21
HR Rental		22,003.84
HR Rental Commission		23,610.48
HR Resale Commission		5,752.23
HR Resale HOA Owned		1,170.00
Interest		966.42
Internet		622.00
Late Fee		13,000.00
Legal Fees		10,563.86
Maintenance Fees		1,060,800.00
Miscellaneous		1.00
Owner Charges		2,364.02
Rental Income - Long Term		9,100.00
Sale of Used Property		0.00
Vending Machine Revenue		554.50
<b>Total Income (Accrual Basis)</b>		<b>1,160,200.30</b>
<b>EXPENSES</b>		
Advertising		3,606.46
Automobile		4,395.52
Bad Debt Expense		130,089.57
Bank Charges		17,335.66
Computer		4,794.39
Contracts		32,420.13
Contributions		45.00
Corporate Income Tax		1,894.00
Dues, Fees, Licenses, Permits		784.30
Employee Expenses		4,210.15
Gift Shop		2,577.82
Insurances		88,869.72
Loss of Use		4,785.20
Miscellaneous Expense		31.55
Owner Expenses		1,650.69
Payroll Expenses		393,919.27
Professional Fees		6,217.00
Property Tax Expense		3,179.95
Reconciliation Discrepancies		.78
Registry Expense		2,731.44
Repairs and Supplies		237,060.54
Seminars and Training		304.00
Supplies & Furniture		68,148.69
Utilities		148,703.79
<b>Total Expenses</b>		<b>1,157,755.62</b>

**Check Your 2021 Dates**

Week	Saturday (41-58)	Sunday (11-38)
16	4/17-24	4/18-25
17	4/24-5/1	4/25-5/2
18	5/1-8	5/2-9
19	5/8-15	5/9-16
20	5/15-22	5/16-23
21	5/22-29	5/23-30
22	5/29-6/5	5/30-6/6
23	6/5-12	6/6-13
24	6/12-19	6/13-20
25	6/19-26	6/20-27
26	6/26-7/3	6/27-7/4
27	7/3-10	7/4-11
28	7/10-17	7/11-18
29	7/17-24	7/18-25
30	7/24-31	7/25-8/1
31	7/31-8/7	8/1-8
32	8/7-14	8/8-15
33	8/14-21	8/15-22
34	8/21-28	8/22-29
35	8/28-9/4	8/29-9/5
36	9/4-11	9/5-12
37	9/11-18	9/12-19
38	9/18-25	9/19-26
39	9/25-10/2	9/26-10/3
40	10/2-9	10/3-10
41	10/9-16	10/10-17
42	10/16-23	10/17-24
43	10/23-30	10/24-31
44	10/30-11/6	10/31-11/7
45	11/6-13	11/7-14
46	11/13-20	11/14-21
47	11/20-27	11/21-28
48	11/27-12/4	11/28-12/5
49	12/4-11	12/5-12
50	12/11-18	12/12-19
51	12/18-25	12/19-26
52	12/25-1/1	12/26-1/2
<b>53</b>	<b>1/1-8</b>	<b>1/2-9</b>

**Units 31 - 38 moving to a Friday-to-Friday Stay in 2022**

As many of you know that have traveled through Interval International, many timeshare resorts have Friday, Saturday, and Sunday check-ins. Since the beginning of Harbor Ridge, we have had Sunday check-ins for Units 11—38 and Saturday check-ins for Units 41—58. Management has been discussing the need to move some units to a Friday to Friday check-in for some time. The time has finally come for the resort to make this move, and **it will begin in 2022.**

As you read this announcement, many of you are asking **WHY**. As Mount Desert Island and Acadia National Park continues to get busier and busier and as more local families put their homes up for AirBnB rentals, quality housekeeping staff is more difficult to hire and retain. Many of the AirBnB rentals are also Saturday and Sunday. It is extremely challenging to retain housekeepers with just a two-day work week when there are more lucrative opportunities in the immediate area on Saturdays and Sundays. By adding another check-in day, we will have more work hours and days to provide our staff. This will help prevent a sharp increase in maintenance fees due to rising payroll expenses. We pay a weekend hourly incentive in our busy season; as housekeeping at Harbor Ridge is very physical especially during the warm summer months. With enhanced COVID cleaning

standards and complete bed linen changes, it is even more physical than before. To prevent injuries and maintain our cleaning standards, the move to add Friday check-ins is needed for the best interest of our staff and the resort overall.

This will be a big change for our Building 3 owners, and we understand that there may be some disappointed owners. We apologize in advance. There may be some Saturday and Sunday owners that may want to come Friday to Friday, and this will give us more opportunities to honor owner and guest requests. We will note our reservations, as we do now when guests make special requests.

Another positive point is that owners in this building can have guests come for a full weekend at the beginning of their stay, as many long-time owners have a greater tendency to leave a day earlier than normal. Friday check-ins will also give us more opportunities for weekend getaways in our shoulder seasons.

This ultimately has no impact on owners who always deposit their week with Interval International or list their weeks for rent.

We thank you for your understanding and cooperation, as we take this step in **2022.**

**Club Interval Gold Owners**

A friendly reminder to Club Interval Gold points-based members...you should deposit your week as points at least 120 days in advance of your week for the full point value. For example, if your week at Harbor Ridge begins on September 5, you should deposit it by May 8 to get 105,000 points. Otherwise, you will only receive 78,750 points (75%). Those "lost" 26,250 points could get you a weekend getaway in the off-season somewhere. Unfortunately, we are unable to "make up" points, especially now, since we are making up for completely lost COVID weeks.



Two-year Club Interval Gold points-based memberships with 35,000 bonus points can still be activated through Harbor Ridge for a mere \$495.

**Let a Park Ranger Be Your Guide**

The National Park Service App is a brand new official app for all 420+ national parks, Acadia included. Find interactive maps, tours of park places, on-the-ground accessibility information, and more.

Unlike other apps, NPS Mobile takes authoritative information from park rangers and combines it with a great suite of features, including interactive maps, saved data for offline use, accessibility, self-guided tours, things to do, shareable digital postcards, passport stamp locations, hours and locations for points of interest, and more.

Keep in mind that cell phone coverage in Acadia National Park can be spotty, so the use of the app may be more beneficial for planning purposes.