



# View from the Top

A HARBOR RIDGE PUBLICATION

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December 2021

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**Special Meeting**  
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**Winter Hours**  
**beginning January 3**  
**Monday - Thursday**  
**8:00 am - 7:00 pm**

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

## **IMPORTANT NOTICES:**

**Owner Getaway Rates**  
**(tax included):**  
\$175 for two nights  
\$50 for each additional  
night (2 night minimum)

**Great Room Usage:**  
Closed until further notice  
due to COVID-19

During this pandemic, we  
kindly ask that owners  
only bring their immediate  
household family for pool  
and fitness room usage.

No additional guests  
at this time please  
and thank you.

**Reservations needed for**  
**8:00 am and 9:00 am.**

Maintenance fees are due  
prior to depositing weeks  
with Interval Int'l.

**Club Interval Points:**  
\$495 initial membership  
\$100 per 10,000 pts.

## **Manager's Update**

Christmas is such a magical time of the year, as we continue traditions and make new ones! For some families, they will be missing loved ones who have passed due to a variety of circumstances! We encourage you to hug your loved ones tighter, and make the most of each visit! Show love, give your time, and enjoy each other! We wish you the happiest and healthiest of holidays!!! Best wishes for a New Year filled with love, happiness, good health, and peace.

The oceanside roofing of Building 2 was completed by mid-November. Mother nature flexed her muscles and brought some brutal winds and rain in the midst of it, and we were grateful for the safety of our contractors. We are in hopes of completing the driveway side of Building 4 and the oceanside of Building 3 in the spring, provided that our contractors can secure enough laborers, as the winds are less dangerous in the spring.

As our Christmas visitors leave, the contractors will move in to renovate the master bathrooms in Buildings 4 and 5. We are pleased that we have been able to do so many improvements in these challenging times.

Acadia National Park is now requiring passes throughout the year, not just during the peak season. So, if you come both in season and out of season, we recommend that you purchase an annual pass.

We again are offering owner getaways; however, we must require a two night minimum to cover our costs. They are based upon availability. These special rates are not valid on school vacation weeks, and they can only be booked less than 7 days away from check-in this year,



## **Holiday Hours**

**Christmas Eve**  
**8:00 am—4:00 pm**

**Christmas Day**  
**Closed**

**New Year's Eve**  
**8:00 am—7:00 pm**

**New Year's Day**  
**8:00 am—7:00 pm**

as Interval has been exchanging members in more readily this winter on a very last minute notice.

We just cannot state it enough...deposit your week 120 days in advance to provide the greatest exchange power. A regular deposit without restrictions can still be done 60 days in advance. Exchange power is extremely important. Timeshare usage has been exploding as members get vaccinated and boosted. Interval members and owners feel more confident and safe staying in their timeshares. Owners should purchase E-Plus, which allows owners to change their existing reservation up to three different times. If you are not on a waiting list for your next vacation, do it now!!! December and January are two of the busiest months of vacation transactions at Interval International.

It's still not too late to convert your Interval membership to a Club Interval Gold points-based membership for \$495. Feel free to call Annette to determine if Club Interval Gold is right for you. Owners of both a peak and off peak week, who exchange every year, should definitely consider Club Interval Gold.

***Condominium Association  
Special Meeting Minutes  
Saturday, December 4, 2021***

President Linda Connelly called the meeting to order at 10:05 AM. Officers present via Zoom included: Linda Connelly, President; Jan Franz, Treasurer; Jay Hewett, Secretary; Dianne Lytle, Member; Jim Nicholson, Member. Harbor Ridge Managers Margaret Austin and Annette Bartlett were also present via Zoom. Two owners were present in person. Thirteen additional owners attended via Zoom. There was a quorum with proxy votes submitted.

Manager Margaret Austin reviewed the proposed income budget for 2022. The proposed 2022 maintenance fee is \$550 per unit-week, an increase of \$30 over the two previous years.

Both Payroll Protection Loans have been forgiven. No additional income from this source can be expected going forward.

Both owner and HOA rentals have significantly increased during COVID.

There were several questions regarding unit weeks owned by the Homeowner Association (HOA):

How many unit weeks does the HOA own? The answer was given as 141 weeks, an increase of 30 over 2020. Policies have been added due to costly foreclosure costs and to counteract the suspect and fraudulent timeshare practices.

What is the seasonality of HOA-owned weeks? Management stated that most are off season with only a handful of peak season weeks. These have been used to offset lost weeks due to major maintenance projects and COVID.

Manager Annette Bartlett reviewed the proposed expense budget for 2022.

Specific comments pertaining to budget categories included:

Bad debt expense reflects loss of maintenance fees associated with the weeks owned by the HOA. Timeshares use the accrual method of accounting, which requires all weeks be recognized as revenue.

Gift shop purchases are higher than normal due to lack of purchases in the first year of COVID-19. The gift shop did well this year.

Loss of use reflects the cost of renting weeks needed for major maintenance projects, such as roofing.

Owner expenses were minimal, as the resort did not host breakfast and wine and cheese. S'more campfires were held August thru October. These events were missed by guests, and they will return when it is safe to do so.

Payroll expense is up due to wage increases needed to retain housekeeping staff in a competitive wage environment ongoing in Maine and MDI.

Repairs and supplies include things like new roofing and skylight projects, bathroom renovations, carpeting, and other routine maintenance projects.

Supplies include cleaning, office, and townhouse supplies, along with large appliance and furniture purchases. Sixteen sofas are on order and more than 20 major appliances have been purchased this year.

Utilities include oil, electricity, water, sewer, cable TV, and internet service. All have increased due to higher occupancy. Internet service is now free to guests.

Management indicated that bank charges are a cost of doing business, and it reflects the processing fees charged to the HOA to accept maintenance fees, rentals, and gift shop sales by credit card.

President Connelly requested a motion to approve the budget as presented. Owner John Hanson moved to accept the proposed 2022 budget as presented. A second to the motion was offered by Dianne Lytle. The motion to approve the budget was approved by all present and by proxy.

Under other business, management reported that functions are still not allowed in the Great Room and that it recently dropped Clubhouse use by reservation. A few owners have objected and want previous COVID protocols reinstated. John Hanson questioned how flexible our COVID policies

and practices have been. He indicated that it is important to err on the side of caution. Management indicated that we have been flexible via Board policy and action. It was suggested that the schedule be split into reserved and open blocks. The Board will discuss this further in their meeting to follow.

Mike Zelinski expressed appreciation to the Board and Management for good performance during the pandemic, as Harbor Ridge remains in a financially sound position.

Manager Margaret Austin indicated that we may still need to do six-day rentals in 2022, because of limited staff and continuation of increased cleaning and laundry requirements.

Charles Sidman feels the hybrid annual meetings are needed, and it is not too difficult to do. The Board will consider continuing them beyond the pandemic period.

There being no further business or discussion, a motion to adjourn was offered by John Hanson and seconded by Charles Sidman. This was approved by all present at 11:05 AM.

### **Interval Int'l Rate Changes**

**Full Week Exchange**..... \$219

#### **ShortStay Exchange®**

1-2 Nights ..... \$159\*

3-4 Nights ..... \$169\*

5 Nights ..... \$179\*

6 Nights ..... \$189

#### **Deposit Extension**

3 Months ..... \$79

6 Months ..... \$109

12 Months ..... \$199

#### **Certificate Extension**

3 Months ..... \$79

6 Months ..... \$109

12 Months ..... \$199

**E-Plus®** ..... \$89

**Guest Certificate** ..... \$79

*Eff. Jan. 1, 2022 \*Fees remained the same.*

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




Season's Greetings from  
HARBOR RIDGE  
PO BOX 725  
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*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](mailto:info@harborridge.com) prior to January 1 to avoid late fees and interest. We are very willing to work with our owners, so everyone gets their vacations.*




*Are you expecting lots of visitors this winter at Harbor Ridge, Frosty?*



*Yes, Harbor Ridge has had many inquiries about owner getaways! They are requiring a two-night stay this winter, as costs have significantly increased this year. Owner getaways can be mid-week or weekends!*



*\$175 is a great value! I heard a rumor that check-in dates changed for 2022?*



*That's no blustery rumor, it's true! Unit 31—38 owners now have an arrival date of Friday. All owners should check the dates on the **timeshare calendar**, as there were also 53 timeshare weeks in 2021 pushing the weeks in 2022 out too.*



*I'll check out those dates online. If my golden brain serves me well, they are on my invoice, too!*



*Your memory serves you well!!! You can look inside the newsletter for the dates, too! Hope the kiddos can build me some playmates, other than the turkeys, while visiting this winter!*