



HARBOR RIDGE  
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Have you recently heard that radio ad about exiting your timeshare?

Yes, I did, and I attended Exit XYZ Timeshare's presentation in Portland, Maine about six months ago. I listened intently and questioned whether or not it would be a good decision to participate in their program's services.

Your wording is interesting, "their program's services." Did you give up your timeshare?

I thought that the \$3900 that I paid was to compensate them for terminating the deed with Harbor Ridge; however, they merely transferred me into another vacation club, and then five months later they told me that I had to pay Harbor Ridge for two additional years of maintenance fees and a \$200 deed transfer fee to complete the transaction.

Wow! So you paid close to \$5400 before XYZ "helped" terminate the ownership.

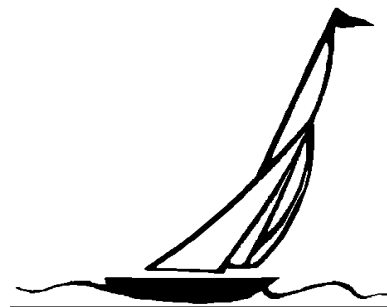
Yes, and do I regret it! It was more than I paid to purchase Harbor Ridge!! First, I should have contacted Harbor Ridge before or immediately after attending the presentation. They called to inquire why they were receiving an estoppel form from "Exit XYZ Timeshare Specialists." I told Harbor Ridge that I didn't own at Harbor Ridge any more. They responded, "Did you sign a deed transferring it to XYZ?" I said "No, should I have?" They answered, "Yes, and how long ago did you sign a contract with XYZ?" Sadly, five months had passed, along with my right to cancel timeframe.

So, the take away from your situation is this: Work with your existing timeshare to discuss options. Harbor Ridge management has 30 years of experience, and they want and will work with you somehow!!!

# View from the Top

## A HARBOR RIDGE PUBLICATION

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



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### Highlights:

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**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.**



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### Manager's Update

As poet Anne Bradstreet stated, "If we had no winter, the spring would not be so pleasant: if we did not sometimes taste of adversity, prosperity would not be so welcome." Southwest Harbor saw much stronger, colder, and biting winds this winter, so the sunshine and warmer days are so much more pleasant this April. Due to these winds, we did have some unexpected repairs due to freeze ups. So we had to pivot and make lemonade out of the frozen lemons thrown at us.

Our laundry room was one of those lemons, which made housekeeping and laundry a huge challenge this winter. We made it! Our staff dealt with the adversity, and the laundry room is more spacious and functional. Our contractors were already onsite renovating bathrooms, so we were thankful for that and the long-term relationship that we have had with Mike Wilder and his crew! They completed 10 of the 12 planned bathrooms in addition to the laundry room repairs. Then, the carpet company called to say that the carpet manufactured for us was highly defective, so only Units 31—34 have new carpeting. We'll get Units 35—38 done next winter. The plow truck's transmission died during our first snow storm, and luckily, Absolute Transmission repaired it in nine days!

Two roofing contractors will be on site for the next few weeks getting the ocean side of Building 3 and the driveway side of Building 4 completed. The new skylights will have room darkening blinds in them. So, rain, rain go away, so the crews can hammer away!

Thank you for being an owner, and we look forward to seeing you again real soon!

### Park Passes Needed Year Round

A park entrance pass is now required year round. All vehicles must display a valid park pass with the signature and expiration date facing upward. The passes can lie on the dashboard or hang from the rear view mirror.

We recommend purchasing and printing passes prior to your vacation, so you can drive directly to a trailhead or parking area without worrying about getting a parking ticket. You can review all pass purchase options at nps.gov/acad.

### Check Your Arrival Dates

As you may recall, the year 2021 had 53 weeks according to Interval International's exchange calendar. Please be sure to confirm the dates of your week, as the dates have changed due to Week 53. For example, Memorial Day week is Week 21, Fourth of July is Week 26, and Labor Day week is Week 35. Thanksgiving week is Week 46 this year, not 47. The dates of your week are printed on your invoice, and you can also view them on our website, www.harborridge.com. Also be sure to use our timeshare calendar, as other timeshare calendars may differ from ours.

Harbor Ridge is very busy, so it's important that you arrive on your correct specified check-in day; otherwise, your vacation will have an unexpected twist that will stress out you, your family, and our staff. Not the best way to start the vacation!

### It's A Friday Check-in for Units 31—38

Just a reminder that Units 31—38 have changed to a Friday-to-Friday stay this calendar year and beyond. It is extremely important that owners of Units 31—38 arrive on the new arrival day of Friday, as occupancy does not allow for unexpected arrivals.

This is a big change for our Building 3 owners, but the change has been accepted well thus far. Management is working with multiple week owners of different arrival days. Friday check-ins will also give us more opportunities for weekend getaways in our shoulder seasons.

We thank you for your understanding and cooperation.

**HR Profit & Loss Year End 2021**

| INCOME                                |  |                       |
|---------------------------------------|--|-----------------------|
| Bonus Week Income                     |  | 6,922.00              |
| Club Interval Gold                    |  | 572.00                |
| Gift Shop Non-Taxable                 |  | 667.19                |
| Gift Shop Taxable                     |  | 12,768.69             |
| HR Rental                             |  | 36,452.01             |
| HR Rental Commission                  |  | 50,577.82             |
| HR Resale Commission                  |  | 13,649.00             |
| HR Resale HOA Owned                   |  | 200.00                |
| Interest                              |  | 909.36                |
| Late Fee                              |  | 10,200.00             |
| Legal Fees                            |  | 16,016.59             |
| Maintenance Fees                      |  | 1,060,800.00          |
| Miscellaneous                         |  | 81.70                 |
| Owner Charges                         |  | 3,900.46              |
| Rental Income - Long Term             |  | 9,125.00              |
| Sale of Used Property                 |  | 912.75                |
| Vending Machine Revenue               |  | 1,288.50              |
| <b>Total Income (Accrual Basis)</b>   |  | <b>\$1,225,043.07</b> |
| EXPENSES                              |  |                       |
| Advertising                           |  | 3,890.08              |
| Automobile                            |  | 2,072.43              |
| Bad Debt Expense                      |  | 76,263.64             |
| Bank Charges                          |  | 20,262.73             |
| Computer                              |  | 6,864.54              |
| Contracts                             |  | 27,481.72             |
| Contributions                         |  | 50.00                 |
| Corporate Income Tax                  |  | 498.00                |
| Dues, Fees, Licenses, Permits         |  | 707.50                |
| Employee Expenses                     |  | 2,824.08              |
| Gift Shop                             |  | 13,115.98             |
| Insurances                            |  | 77,100.47             |
| Loss of Use                           |  | 4,230.00              |
| Miscellaneous Expense                 |  | 0.00                  |
| Owner Expenses                        |  | 1,838.05              |
| Payroll Expenses                      |  | 438,594.70            |
| Professional Fees                     |  | 4,006.00              |
| Property Tax Expense                  |  | 2,000.57              |
| Reconciliation Discrepancies          |  | 0.32                  |
| Registry Expense                      |  | 3,636.03              |
| Repairs and Supplies                  |  | 225,746.28            |
| Seminars and Training                 |  | 75.00                 |
| Supplies & Furniture                  |  | 134,554.12            |
| Utilities                             |  | 181,822.34            |
| <b>Total Expenses (Accrual Basis)</b> |  | <b>\$1,227,634.58</b> |

**Board Position Up for Election**

There will be an election this fall for one five-year term board member. Any owner in good standing with the Condominium Association is eligible to be a candidate. If interested in serving, one must have a willingness to work toward the goal of ensuring that Harbor Ridge remains an Interval-affiliated Premiere resort. He or she must also be willing to listen to owners, guests, and staff and assist each group in enjoying Harbor Ridge.

If you are interested in having your name on the ballot, simply forward a brief biography to management by September 1, 2022. Please limit the biography to 100 words or less. The biographies will be included with the announcement for the December meeting.

The Board is required to meet at least three times a year plus hold the Annual Meeting. Board members are, therefore, required to attend these four meetings each year.

**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 lost COVID weeks still.

Two-year Club Interval Gold points-based memberships with an initial 35,000 bonus points can still be activated through Harbor Ridge for a mere \$495. If you are already a gold member, you have nothing to lose with this deal!

**Check-In Dates 2022**

|      | Friday      | Saturday    | Sunday      |
|------|-------------|-------------|-------------|
| Week | Units 31-38 | Units 41-58 | Units 11-28 |
| 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       |

**Great Room Usage**

We are pleased to let you know that **owners** may schedule usage of the Great Room for up to 25 people. Owners are reminded that all food must be served and consumed in the Great Room or outside. There is no jumping, running, or food in the pool area. The cost for the Great Room is now \$75.00, regardless of the number of people in attendance. We kindly ask that you provide clean up of the area. We look forward to having parties once again!

**Cadillac Mountain Reservations**

Vehicle reservations will continue to be required for the Cadillac Summit Road from **May 25 through October 22**, from sunrise to sunset. Vehicle reservations are not required for any other areas of the park this year, but may be in the future.

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 10:00 am two days ahead.

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

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

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](http://nps.gov/acad/planourvisit).

**Cruise Ships Return to Bar Harbor**

When planning your vacation week this season, you should keep in mind that cruise ships will be returning to Bar Harbor. As annual vacationers have learned, foot traffic, boat tours, and restaurants are heavily booked on days that cruise ships are docked in the harbor. To view scheduled cruise ship visits for Bar Harbor, visit <http://maine.portcall.com>.

Most cruise ships depart between 4:00 and 7:00 pm, so the evenings are generally better times to peruse Bar Harbor's shops and grab an ice cream on these days. These days are great opportunities to enjoy the "Quietside" of the island. There are a variety of smaller boat tour and sea kayak companies that leave from Southwest Harbor, Town Hill, and Manset. The "Quietside" hiking trails provide amazing views of the vast Atlantic Ocean, mountains, and lakes, along with multiple areas to explore, paint, read, or just sit and relax on the rugged granite coastal rocks listening to the ebb and flow of the waves. There are delicious sit down eateries and food trucks located throughout the "Quietside", so your seafood-craving bellies will not go hungry. It's time to start counting down the days until you can embrace the "Quietside" of Mount Desert Island for that relaxing and adventurous vacation!