



HARBOR RIDGE  
PO BOX 725  
SOUTHWEST HARBOR ME 04679


### In Memoriam—They are missed!!




Our former maintenance man, Harvey Goodwin, passed away on August 21, 2022. For over 20 years, he shared his many talents with us—he could do plumbing, electrical, mechanical, carpentry, and he graciously covered the Front Desk on Thanksgiving and Christmas. He built many pieces of the furniture in our gift shop and Great Room. His greatest love of his job was assisting the owners and guests.



Jamie Patten Compton started her timeshare career at Harbor Ridge back in the early 90s, and then she moved on to manage Rangeley Lake Resort for a number of years. She rejoined the Harbor Ridge staff last year on our Front Desk, and she loved mingling with the guests and hosting the coffee and donut hour. She unexpectedly passed away on December 28, 2022. Her smile and giving spirit were infectious, and the love for her family and friends was undeniable.




Were you in attendance at the HOA annual meeting back in December? If not, it was a time for management, the board, and owners to engage in conversations about resort happenings and the financial health of the property.



Yes, I hopped in to the meeting virtually during the discussion on resales, rentals, and internal exchange options. Internal exchanges are only \$99.



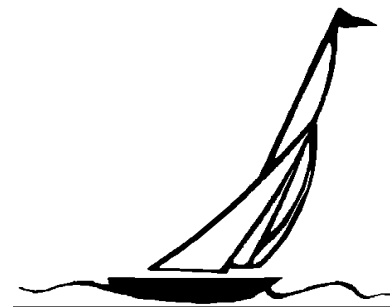
I learned that we can list our week for sale and for rent through the resort.



Yes, you can. That staff has been “hopping around” going above and beyond for owners and guests! They also have a list of peak week owners that are interested in purchasing more time, but peak inventory is limited. Also, they said that our timeshare still has great exchange power with Interval International. Just wish that I understood it better, so I could hop on a vacation of a lifetime!



Annette can do screen shares with you to help educate you. There are how-to-exchange videos on their website, and there are Facebook groups about Interval International to maximize membership and exchange benefits. Timeshares are prepaid vacations, so keep travelling and make a lifetime of vacation memories!



### Highlights:

- 2022 Profit & Loss Report Pg 2
- Check-in Dates Pg 3
- Acadia Nat'l Park News Pg 3
- In Memoriam Pg 4

**Great Room Usage and Pool Parties:**  
\$75 regardless of size  
Sponsoring owners must be in attendance for the party.

**Owner Getaways** have ceased for now, but they will resume after Thanksgiving.

**Owners of Fixed Weeks 27-52 with a due date of July 1 can go on a payment plan:**  
\$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.**

### Manager's Update

Each year when April rolls around, we scratch our heads and say, “How time flies!!!” While northern and western Maine received record snowfalls, Southwest Harbor had a very mild winter with most of the snow falling from mid-February thru mid-March. We always cross our fingers through the month of January, as traditionally, there is one, two, and sometimes, three major unexpected repairs. We were very fortunate this winter, and we only had one slight hiccup with the pool! However, the cost of heating fuel and manpower slowed us down from making as many improvements as we would have liked. We repainted and updated some lighting in Units 21-24. We renovated the master bathrooms in Units 35-38. Our office just received its first flooring replacement since the Clubhouse was built! It was long overdue, but we were so pleased with the finished product. Let's face it...it was time to clear out the dust and declutter our office.

Two roofing contractors will be on site for the next few weeks getting the front and back sides of Building 5's roof replaced, along with the skylights. The new skylights have room darkening blinds in them, and closing the blinds during the day has helped keep the upstairs cooler in the summer. So, rain, rain stay away, so the crews can hammer away! At the same time, we are also renovating the master bathrooms in Units 53 and 54, which were left over from last winter's unfinished projects.

### Discover Love My Timeshare

You've probably all heard those radio or TV ads about getting out of your timeshare. The ads make management cringe! **It's time to change the conversation!** What better way to overpower misconceptions about the timeshare industry than by empowering more than 9 million satisfied owners to show the doubters what they're missing?! The American Resort Development Association (ARDA) started a new conversation with www.loveytimeshare.org, and it has leaped

into this vibrant social media movement fueled by personal experiences - thousands of stories, photos, and videos celebrating the positive impact timeshare vacations have on real families. From hilarious to heartwarming, surprising to sublime, timeshare owners reveal the cherished family milestones and unexpected moments that define this unique vacation-style. The stories shared with you are the very best adventures that will inspire you to seek out that next big moment worthy of your own tale.



Besides their children, what do people like sharing most about...**their vacations!!!** We encourage all of our owners to hit the social media platforms—Facebook, Instagram, Twitter, Trip Advisor, Pinterest—to share what you love the most about your timeshare vacations and experiences. Share your story! Share what you love the most about your timeshare vacations and experiences. Pick your favorite social platform and start posting today! #loveytimeshare

### Units 31-38 Check-in On Fridays

Just a reminder that Units 31-38 have permanently changed to Friday-to-Friday check-ins. 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.

Management continues to work with multiple week owners of different arrival days. If you are interested in permanently swapping to a Friday-to-Friday ownership, please let the staff know, as it just might create a favorable snowball effect for many owners.

Regardless of departure days, check-out time for all owners and guests has been moved to 9:00 am. The hospitality world is still extremely short-staffed, and we are no exception. We had to modify our practices to remain successful in our operations. We thank you for your understanding and cooperation.

**HR Profit & Loss Year End 2022**

INCOME		
Bonus Week Income		10,256.00
Club Interval Gold		1,630.00
Gift Shop Non-Taxable		790.99
Gift Shop Taxable		16,051.93
HR Rental		27,651.20
HR Rental Commission		49,412.79
HR Resale Commission		17,733.09
HR Resale HOA Owned		
Interest		1,120.91
Late Fee		9,925.00
Legal Fees		15,175.00
Maintenance Fees		1,122,000.00
Miscellaneous		161.79
Owner Charges		5,358.94
Rental Income - Long Term		8,000.00
Sale of Used Property		2,900.00
Vending Machine Revenue		1,652.04
<b>Total Income (Accrual Basis)</b>		<b>1,289,819.68</b>
EXPENSES		
Advertising		4,103.22
Automobile		12,046.94
Bad Debt Expense		94,930.04
Bank Charges		23,183.43
Computer		2,005.82
Contracts		31,109.08
Contributions		50.00
Corporate Income Tax		60.00
Dues, Fees, Licenses, Permits		836.50
Employee Expenses		2,906.17
Gift Shop		8,812.70
Insurances		93,596.82
Loss of Use		3,855.60
Miscellaneous Expense		0.00
Owner Expenses		4,955.49
Payroll Expenses		496,845.23
Professional Fees		4,537.00
Property Tax Expense		295.49
Reconciliation Discrepancies		.40
Registry Expense		3,315.54
Repairs and Supplies		208,641.73
Seminars and Training		
Supplies & Furniture		64,003.65
Utilities		229,650.33
<b>Total Expenses (Accrual Basis)</b>		<b>1,289,741.18</b>

**Board Positions Up for Election**

There will be an election this fall for two five-year term board members. 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, 2023. 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 2023**

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

**Check Your Arrival Dates**

As you may recall, the year 2021 had 53 weeks according to Interval International's exchange calendar, which is still affecting some weeks in 2023. Please be sure to confirm the dates of your week, as the dates have changed due to that Week 53. For example, Memorial Day week is Week 21, Fourth of July week is Week 26, and Labor Day week is Week 35. Thanksgiving week is Week 46 this year. The dates of your week are printed

on your invoice, and you can also view them on our website, [www.harborridge.com](http://www.harborridge.com). Also be sure to use our timeshare calendar, as other timeshare calendars and traditional calendars may differ from ours.

Owners may request to change their weeks; however, requests usually cannot be granted immediately especially for weeks in April through November. If an internal exchange is confirmed, an internal exchange fee of \$99.00 is due by or upon check-in.

**Thank You!**

In February, the Elliot family experienced the tragic loss of their Tremont home due to fire. This family has been staying here at Harbor Ridge through multiple generous week donations by many anonymous local timeshare owners and community members, as they await for the arrival of their new home. As she recently wrote on a Facebook post, "I wish that I had been able to more adequately express our eternal gratitude to all who have done so much for us...This community is unlike any other, and we are SO blessed to be a part of it and to be able to raise our boys in it!" It has been our humble pleasure to be a part of this community support!

**Acadia National Park News**

The summit road to Cadillac Mountain will be delayed up to 8 weeks this spring due to culvert repair and paving on the mountain. This closure applies to hikers, bikers, and motor vehicles.

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](http://nps.gov/acad). Additionally, vehicle reservations are now required for Cadillac Summit Road from May 24 through Oct 22. Vehicle reservations must be purchased on [www.recreation.gov](http://www.recreation.gov) in advance of your visit to Cadillac Mountain. From May 24 through June 30, 100% of the Cadillac Summit Road sunrise and daytime vehicle reservations will be available for purchase at 10:00 am two days in advance of the reservation date. This is a temporary arrangement that gives the National Park Service flexibility to close the Cadillac Summit Road for repaving. The dates for repaving are based on the weather, and vehicle reservations will not be sold for those days. From July 1 thru October 22, vehicle reservations will be sold on a rolling basis. 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. Only one Cadillac Summit Road for sunrise reservation is allowed per vehicle every seven days; however, you can reserve a daytime reservation for each day of your stay.