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A HARBOR RIDGE PUBLICATION

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December 2022

Inside:
Special Meeting
Minutes Pg 2-3

Winter Hours
beginning January 2
Monday - Thursday
8:00 am - 7:00 pm

Friday - Sunday
8:00 am - 9:00 pm
Depending on occupan-
cy, we may close some
weekends at 8:00 pm.

IMPORTANT NOTICES:

Owner Getaway Rates (tax included):

\$175 for two nights
\$50 for each additional
night (2 night minimum)
Can be booked less than 7
days prior to check-in.

Bonus Weeks as of
January 1, 2023:
\$425.00

Great Room and Pool
Parties Usage:
\$75.00 per party
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

What a year or now three years!!! Who would have thought that it would have been so challenging to come out of the pandemic and resume to normal! We wish you all a Happy New Year, and we look forward to serving you and your family! In the height of the pandemic, many were reminded how busy our lives had become, and it showed how important time together as family is needed. Now families are back to the hustle and the bustle, and your timeshare is here, so you can have a specified time to reconnect, chill out, and adventure together in and about Acadia National Park.

Owners and exchange in guests are pleasantly surprised by how busy our resort continues to be, especially from Easter through Thanksgiving! Our "winter projects" have just begun. Building 2 is getting some much needed new paint and refreshing with the focus being on the middle level of each townhouse. The contractors are scheduled to begin in January on some bathroom renovations in Building 3. Roofing and skylight replacements for Building 5 are scheduled to happen in May. We are hoping to do some little "touches" throughout the property that will be welcomed by all. We so value owners acknowledging the improvements that the staff has been making. The next time that you are on property, feel free to say thank you to any staff member out and about. It means a lot coming from the owners and guests directly. Due to projects, owners may not be in their assigned deeded unit. Your understanding and cooperation is greatly appreciated.

Just a reminder that Acadia National Park now requires passes throughout the year, not just during the peak season. So, if you come both in season and out of sea-

Holiday Hours

Christmas Eve
8:00 am—5:00 pm

Christmas Day
Closed

New Year's Eve
8:00 am—7:00 pm

New Year's Day
8:00 am—7:00 pm

son, we recommend that you purchase an annual pass.

We again are offering owner getaways. A two-night minimum is now required to cover our costs. These special owner rates are not valid on school vacation weeks, and they can only be booked less than 7 days away from check-in, 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 early!!! A regular deposit without restrictions can be done 60 days in advance, but 120 days in advance provides even greater exchange power. 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.

***Condominium Association
Special Meeting Minutes
Saturday, December 3, 2022
At Harbor Ridge and via Zoom***

President Linda Connelly called the meeting to order at 10:01 AM.

Officers Present at Harbor Ridge: Linda Connelly, President; Jan Franz, Treasurer; Jay Hewett, Secretary; Margaret Austin, Manager and Annette Bartlett, Manager. Present Via Zoom: Dianne Lytle, Member; Absent: Jim Nicholson, Member.

Seven owners were in attendance in person, and another eight owners were in attendance via Zoom. A quorum requires 408 votes. Votes by Proxy from owners: 325.5; Votes available from HOA: 166 thus, a quorum is present. Proxy Votes: for David Ezzio: 166; for William Hayes: 136. David Ezzio was elected to a 5-year term of office.

Manager Margaret Austin reviewed the proposed income budget for 2022.

The various line items were explained as to what they represented. Line item amounts were not discussed in specifics, but were relatively consistent with previous years. Adjustments were made for the current economic conditions and the impact on the Resort, as well as people traveling again.

Both Payroll Protection Loans received in 2020 and 2021 have been forgiven. No additional income from this source can be expected, going forward.

A question regarding legal fees resulted in a discussion of the cost of deed preparation. Currently, deed transfers to family members are prepared at a cost of \$100. Deed transfers to third parties cost \$200.

A question regarding the number of HOA owned weeks was answered as 160 weeks, and management explained that they have been used for rentals, owner getaways, and loss of use due to major repair projects and the COVID epidemic. Long term, we need to reduce the number of HOA owned weeks by selling them to new owners.

A suggestion was made to the effect that because Harbor Ridge has shown itself to be open to all, that we market to groups seeking acceptance of

diversity. The Board will discuss this proposal and take any action that is decided.

An owner suggested to put the list of units-for-sale in the unit guest book. The idea is to generate interest in unit sales. The list changes constantly and would be difficult to keep up to date in 50 books. The list is available on request at the front desk. The lobby white board listing sales is intended as a conversation starter.

Several owners present had questions about the off-season weeks that are not producing income. A summary of management responses included:

Most of the non-productive weeks are in the winter with a few scattered throughout the year.

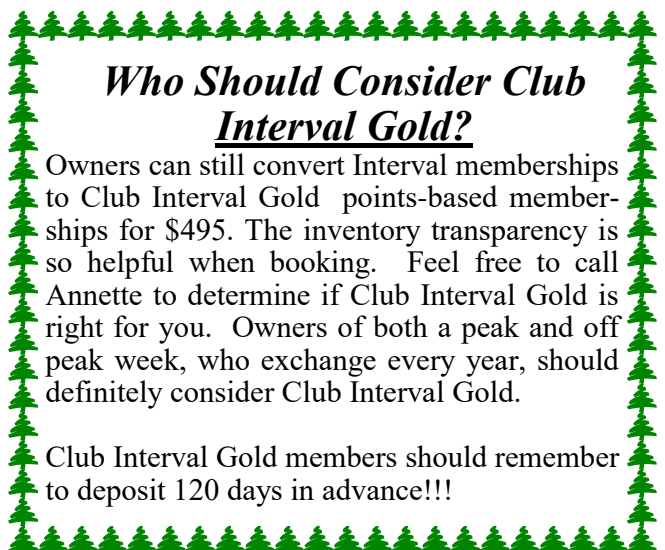
Management works with owners encouraging payment plans, education on usage, and lastly the costs involved in deeding the week back to the HOA. Use of a collection agency has been tried and will be again, as well as a future foreclosure auction. Collections and foreclosures actions are very time consuming for the staff and expensive in terms of fees and legal costs.

Marketing to locals that want to use the clubhouse facilities and / or need overflow housing for regular events is an on-going effort.

Money received for HOA weeks sold is applied to Accounts Receivable on the balance sheet.

The HOA retains some weeks throughout the year to offset mistakes and lost weeks due to projects and emergency repairs.

An owner suggestion was to publish a list of weeks that are in demand. This may induce owners to


***Who Should Consider Club
Interval Gold?***
Owners can still convert Interval memberships to Club Interval Gold points-based memberships for \$495. The inventory transparency is so helpful when booking. 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.
Club Interval Gold members should remember to deposit 120 days in advance!!!

sell weeks that they are paying for, but no longer want.

Manager Annette Bartlett reviewed the proposed expense budget for 2023. As with the discussion of income, the various line items were explained as to what they represented and were mostly consistent with previous years.

Specific comments pertaining to budget categories included:

Insurance cost always increases, but this year our “experience rating” will be impacted by two freeze-ups last winter that required costly repairs. Steps taken to avoid future problems of this type should improve our rating going forward.

Payroll Expense is up due to wage increases needed to attract and retain housekeeping and maintenance staff in a competitive wage environment on-going in Maine and MDI.

The significant increase in utilities is primarily due to fuel and electricity. Projected costs based on locked-in fuel and projected electricity rates result in the 20% increase shown in the budget.

An owner asked who determines wages and salaries and do we have a plan to hire more staff. Management responded to say that they determine salaries and staffing levels with the advice and consent of the Board within budgetary constraints. Additional quality, long term staff is desired.

Another owner asked whether it was possible to make suggestions for specific improvements to amenities and utensils provided in the units. The Management response was a definite yes; we take the requests into account in two ways: lower demand items may be stocked at the front desk for loan-out and higher demand items are typically distributed to all the units.

President Connelly requested a motion to approve the budget as presented. Owner John Hanson moved to accept the proposed 2023 budget as presented. Joseph Guaraldo seconded. The motion was approved by all present and by proxy.

Under other business, owners present at the meeting in person and via Zoom said it was difficult to hear what people “on the other end of the line” were saying. It was suggested that we need better microphones and speakers to better allow those present to hear and communicate with those present via Zoom. The Board will take this issue up for discussion and make improvements.

Another owner expressed concern for the stagnant salaries of Annette and Margaret. They responded to the effect that their present compensation was a choice they made to help control increasing costs. Linda Connelly, Board president, also made it clear that this is also a concern of the Board's and is routinely discussed at Board meetings.

Mike Zielinski expressed appreciation to Margaret and Annette for their long service, a combined 50 years, and credited them for the on-going success of Harbor Ridge Resort.

Annette indicated that major projects planned for Spring of 2023 include re-roofing and new skylights on Building 5 and renovating carpets and master bathrooms in building 3. She also expressed relief that they were able to lock-in our oil delivery price at \$3.95 per gallon when current prices are \$5 and up.

There being no further business or discussion, the meeting was adjourned at approximately 11:30AM on a motion by John Hanson.

Respectfully submitted,

Jay Hewett, Secretary


Reasons why timeshare is better than AIRBNB?

1. *You've already prepaid for your accommodations at your resort.*
2. *They are safer due to daily on-site property management.*
3. *They offer more amenities and vacation experiences on-site.*
4. *They are reliable due to meeting standards set by the industry.*
5. *They are clean and offer comfortable accommodations.*
6. *Having kitchens and restaurants on-site is an added cost savings.*



Season's Greetings from
HARBOR RIDGE
PO BOX 725
SOUTHWEST HARBOR ME 04679


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 prior to January 1 to avoid late fees and interest. We are very willing to work with our owners, so everyone gets their vacations.



Have you recently requested information from Harbor Ridge and not received it?




Yes, I have. I requested a rental agreement. They are normally very prompt to send the requested information.



I recently called the office to voice my concern. The staff member apologized and re-confirmed my email address.



So did you get the rental agreement?



Yes, I did. The staff member stayed on the phone, and again, I didn't receive it. She suggested that I check my spam folder. Voila! They were both there and other important emails too.



That makes sense. I normally don't check my spam folder, but I will start from now, especially when I am expecting an email. Good tip!