



HARBOR RIDGE
PO BOX 725
SOUTHWEST HARBOR ME 04679

PROXY ~ Must be signed and dated to be officially counted!!!

KNOW BY ALL BY THESE PRESENTS that I, _____, a member of the Harbor Ridge Condominium Association, do hereby appoint the Secretary of the Harbor Ridge Condominium Association, a Maine Corporation, my true and lawful attorney and Proxy with the power of substitution for me and in my name to vote as my proxy, at the Annual/Special Meeting of said Association, to be held at the Harbor Ridge Condominium Reception Center and via the Zoom online platform on the 2nd day of December, 2023 at 10:00 am, or at any adjournment thereof, with all the powers which I should possess if personally present.

I submit my proxy Vote to elect the following Harbor Ridge owner(s) to a 5-year board of directors position: Choose two.

Select two: _____ Curtis Brooks _____ Linda Connelly _____ William Hayes _____ Amy Lytle

WITNESS my hand and seal, this _____ day of _____, 2023.

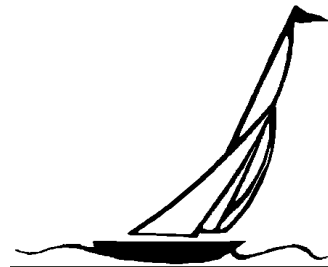
Member's Signature: _____

Printed Name: _____ Unit(s): _____ Week(s): _____

To all Members of the Harbor Ridge Condominium Association:

If you wish to appoint a person or entity other than the secretary of the Harbor Ridge Condominium Association to vote on your behalf at the Association's meeting, you may do so by crossing out the words of "the Secretary of the Harbor Ridge Condominium Association, a Maine Corporation" and inserting that person's or entity's name. Please note, however, the person or entity must be another Harbor Ridge time-share estate owner. **THE PROXY MUST BE DATED AND SIGNED TO BE VALID.**

Fax to 207-244-4500 or email to info@harborridge.com or snail mail
prior to November 25, 2023 to
Harbor Ridge Resort, PO Box 725, Southwest Harbor, ME 04679



View from the Top
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From the Manager's Desk

As the air turns crisp and the vibrant hues of autumn paint the world around us with an abundance of fall foliage, we can't help but marvel at this wonder we call Acadia National Park. The fall season offers beautiful transformation, both in our daily routines and in nature, which serves as a poignant reminder of the seasons of change. It seems this year that autumn may be brighter than our rainy summer. The colorful grandeur of Acadia and the ocean continues to enthrall our visitors and owners, and it lures them back again and again. It's all about location, location, location! Owners have been extending their ownership at Harbor Ridge, which is exciting!! Owning a timeshare at Harbor Ridge is a valuable investment in family vacations!!! With an insurgence of Air BnBs on the market at pricey nightly stays, owning a timeshare with amenities provides for a cost effective and relaxing vacation! Encourage your families to embrace timeshare vacations!! Over and over, we hear that families would never have been able to vacation as they have without their timeshare! One night at a Bar Harbor cottage in August is the same price as your week's maintenance fee! That's value!!!

We encourage you to virtually attend the annual meeting to get a detailed description of the finances and what updates are on the horizon. The meeting will be held via Zoom and in person on Saturday, December 2 at 10:00 am. Owners must contact the resort for a Zoom invitation to attend the meeting. Please be sure to send in your proxy, as we need a 20% quorum either "in person" or by proxy for the meeting. That's 408 votes!

The budget process was very daunting and stressful again this year, just as it has been personally for families. Harbor Ridge prides itself on maintaining a quality, family friendly resort with a modest annual assessment. The HR board voted to raise the base operating maintenance fee to \$630. The Town of Southwest Harbor also had an uptick on the taxes. The \$30 increase is significantly caused by the sizable rise in heating fuel, and we must continue with our roof and skylight replacement plan.

The budget improves wages in a very competitive job market. We plan to continue renovating master bathrooms, painting, and installing new carpet. We are very indebted to our owners, as you keep your financial commitments, so we can keep renovating your vacation home ownership investment at Harbor Ridge. Monthly maintenance fee payment plans of \$60 are recommended for owners' vacation budgets. Call the resort or your bank today to set up your vacation budget plan.

The Monday morning coffee and donuts hour returned in May, and it has been well attended by new visitors to the resort. Rose hosted s'mores around the campfire and brought it indoors on lots of rainy nights. The many places, ideas, and activities that guests share provide new vacation experiences.

We replaced roof shingles and skylights on the ocean and driveway sides of Building Five in early May. The spring rains made it challenging for the contractors. The new skylights have an automatic rain sensor and a blind in them. When the blind is kept closed during the day in the summer, it helps keep the master bedroom cooler. The rain sensor keeps the rain out, when guests forget to close the skylights prior to exploring out and about. Four buildings are now complete front and back!!

What's New On MDI?

The Golf of Maine Mini Golf opened on Route 102 in Southwest Harbor. By playing an 18-hole round of mini golf, guests will experience a fun way to learn about the Gulf of Maine, its coastal communities, and local fishermen.

The Oceanarium has reopened as a non-profit to bring a small piece of this exotic world to the surface, so visitors can gain a window into the everyday lives of incredible creatures and the lives of people who depend on them.

New Restaurants in Town:
Clark Point Café Harbor Table

The Homeowner's Annual Meeting will be virtual & in person this December 2nd!

Send us an email to get your Zoom link to attend!

Harbor Ridge Owner Getaway Rates (tax included):

\$199 for two nights
\$249 for three nights
\$50 for additional nights

Based upon availability from December 1 to April 1. Not available school vacation or holiday weeks.

A two-night minimum is now required to cover costs.

2024 Budget

Income:

Bonus Week Income	\$ 8,500.00
Club Interval Gold	1,430.00
Gift Shop	13,000.00
HR Rental	30,000.00
HR Rental Commission	52,000.00
HR Resale Commission	16,500.00
Interest	4,800.00
Late Fees	14,000.00
Legal Fees	18,000.00
Maintenance Fees (2040 weeks @ \$630)	1,285,200.00
Owner Charges	7,500.00
Property Tax Revenue	116,429.73
Rental Income—Long Term	12,000.00
Sale of Used Property	1,500.00
Vending Machine Revenue	<u>1,600.00</u>
Total Income	<u>\$1,582,459.73</u>

Expenses

Advertising	\$ 4,550.00
Automobile—Fuel, Repairs, etc.	7,750.00
Bad Debt Expense	20,000.00
Bank Charges	25,025.00
Computer	9,250.00
Contracts	32,110.40
Contributions	100.00
Dues, Fees, Licenses, Permits	745.00
Employee Expenses	2,800.00
Gift Shop	6,200.00
Insurances	101,212.00
Miscellaneous Expense	350.00
Owner Expenses	11,200.00
Payroll Expenses	602,194.25
Professional Fees	6,000.00
Property Tax Expense	116,429.73
Registry Expense	3,500.00
Repairs and Supplies	226,046.75
Reserves ¹	89,964.00
Seminars and Training	1,075.00
Supplies	89,840.00
Utilities	<u>226,117.60</u>
Total Expenses	<u>\$1,582,459.73</u>

¹Seven percent of the assessment total is set aside in a reserve account for maintenance, repair and replacement on a periodic basis of common elements, limited common elements and limited common property for which the Association is responsible and to cover deductible amounts for any insurance policies maintained by the Association.

**Harbor Ridge Condominium Association
Special Meeting Agenda
December 2, 2023—10:00 a.m.**

1. Call to Order
2. Roll Call of Officers
3. Election of Officers
4. Consideration of ratification of proposed annual budget
5. Transaction of such business as may properly come before the meeting
6. Adjournment

NOTE: The budget has been prepared based upon what Harbor Ridge believes to be the best current estimates of future costs currently available, such as current and past operation and maintenance costs of the property or of similar properties. In preparing the budget, Harbor Ridge has assumed that all the units will be occupied during the one-year period which the budget covers and that there will be a nominal inflation rate. These estimates are not intended, nor should they be considered, as guarantees or warranties of any kind whatsoever.

Call or email us to reserve your spot for virtual attendance at the annual meeting. Zoom details will be forwarded by request.



Return Your Proxy!

It is vital to the association to have proxies returned with your vote for the budget. Twenty percent (408 owners) of the owners constitutes a quorum. Please mail in your proxy by **November 25** to ensure its arrival at the office prior to the meeting.

EVERY YEAR OWNERSHIP ANNUAL ASSESSMENT				
WEEKS	2024 MF	2024 TAX	ARDA-ROC	TOTAL
1-6	630.00	32.93	3.00	665.93
7-17	630.00	42.60	3.00	675.60
18-42	630.00	71.63	3.00	704.63
43-47	630.00	42.60	3.00	675.60
48-50	630.00	32.93	3.00	665.93
51-52	630.00	43.09	3.00	676.09
ALTERNATE YEAR OWNERSHIP				
1-6	630.00	43.74	3.00	676.74
7-17	630.00	46.50	3.00	679.50
18-42	630.00	74.14	3.00	707.14
43-47	630.00	46.50	3.00	679.50
48-50	630.00	43.74	3.00	676.74
51-52	630.00	47.60	3.00	680.60

BIOGRAPHIES FOR HOA BOARD OF DIRECTORS
(listed alphabetically)

Curtis Brooks

Curt and his wife Annette own several vacation club properties and became Harbor Ridge owners during their first visit to Mt. Desert Island. Curt, who holds an undergraduate degree in accounting and a Master's in strategic planning, brings valuable experience and expertise to the board of directors. He enjoyed a lengthy career in financial services in the NYC metro area, assisting individual and business clients by examining and enhancing their financial well-being through detailed analysis and prudent planning. A retired Colonel in the U.S. Army Reserve, Curt served 27 years on active duty and in the reserves. Currently, he serves as president of his HOA in Mountain Lakes, New Jersey.

Linda Connelly, Incumbent

Linda has served on the HR Condominium Board since 2008. She has served as our President for four years and as our Secretary for five years prior to that. Linda is a retired Medical Information Technologist. As an avid life-long learner with a passion for helping non-

traditional students, she has been a Literacy Volunteer since 1999. She also volunteers at the local Police Activities League as a one-on-one mentor for at risk children. She and her husband, Dennis, purchased their first timeshare property at Harbor Ridge in 1998, and she considers Southwest Harbor her "second home." She also owns timeshares in Ireland and Cape Cod. Her vacation ownerships, coupled with her Interval International membership, have opened up incredible travel opportunities at reasonable costs. With multiple timeshare ownerships and travel experiences gathered, she vows to continue working hard to ensure that Harbor Ridge remains a premier destination.

William Hayes

Will Hayes and his wife Karen of Apollo, Pennsylvania are long-time owners of a number of weeks in the summer season. He is in the 4th generation of a family that has visited the quiet side of Mount Desert Island every year for nearly a century. Will has taken great joy introducing their children to the hiking trails of Acadia - just as his parents did for him. A senior technical staff member at Carnegie Mellon University, Will's work is focused on large-scale software systems for the US government. He aspires to join the board to help management look after the long term success of Harbor Ridge.



Seven new windows and exterior siding on the Clubhouse has just been completed. It was a little breezy last year! We're loving the new look!

Amy Lytle

Amy has spent the last twenty-five years building a professional career in the nonprofit sector. Currently, she is serving as the Executive Director of a local nonprofit in Winston-Salem, NC, where she puts her extensive experience in nonprofit governance, operations, budgeting, and board and community engagement to work in assisting approximately 500 other nonprofits in the region operate more effectively and efficiently. As a young child, Amy lived full time on MDI, and she has spent extensive time on the island every summer since she was five. Since their first purchase pre-construction in 1994, she and her mother now co-own five Harbor Ridge weeks, and Amy is enthusiastic and knowledgeable about timesharing and the importance of maintaining Harbor Ridge's Premier status with Interval International. She has been an active member of the Timeshare Users Group online community since 2012 (www.TUG2.com,) which is focused on educating and empowering timeshare owners. Amy has also effectively served on numerous residential HOA boards in the past, as well as serving on the boards of other nonprofit organizations, locally, nationally, and internationally. She's excited to bring her board and nonprofit management experience, knowledge about timesharing, and dedication to making sure Harbor Ridge provides an outstanding timeshare experience for owners.