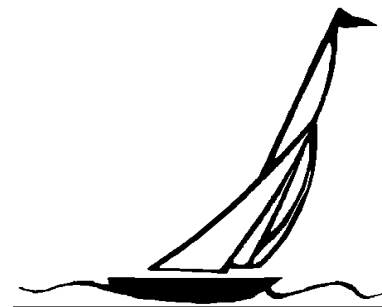




HARBOR RIDGE
PO BOX 725
SOUTHWEST HARBOR ME 04679



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Great Room Usage and Pool Parties:
\$100 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

What a winter on the coast of Maine! We are anxiously awaiting for the sun to come out and dry up all the rain...no droughts here!!! The roofing contractors want dry, sunny weather for Building 1's roof and skylight replacement, which begins April 29. These owners have dealt with manual skylights for 30+ years, and it's going to be such a welcomed improvement!!! Management is also looking forward to not having to reschedule May owner weeks next year!

As our five-year roof and skylight projects are coming to completion, we are determining and planning for the next improvement projects that will maximize guest satisfaction and first impressions. For years, owners and guests have wanted updated kitchens. So while the contractor was on-site in January, he replaced the cupboard doors and drawer fronts, and we installed stainless steel appliances in the kitchen of Unit 34. We are still trying to decide which counter top product to install. This "model" kitchen will help determine costs for budgeting and planning.

All units now have a dead bolt on the guest bedroom exit door and the main entrance doors for added sense of guest security.

We are pleased to announce that we have finally completed the master bathroom renovations throughout the complex, as Units 31—34 were completed in January. The contractors also renovated the guest bathrooms in Units 31—33. Thirty-six more to go!

We hope that you are pleased with how your maintenance fees dollars are being utilized!

Acadia (ANP) News

Two successive winter storms hit coastal areas at high tide with a storm surge not seen in northern New England since 1978. Visitors who come to the island this season will be met with a changed appearance. The trails will look different due to the huge amount of tree debris and storm damage. Carriage trails were closed the first week of March due to

the wet, muddy grounds needing to dry out before further use. This is the earliest they have been closed for "mud season" in many years. There are many trails, additionally closed due to storm damage. Please check the park closures prior to your arrival at <https://www.nps.gov/acad>. Numerous ANP coastal areas saw significant erosion and loss of infrastructure including:

- About 200 feet of the right lane of the **Schoodic Loop Road** was undermined. The road is passable and open to visitors.
- Some hiking trails have had significant impacts, including sections of **Ocean Path**.
- The lower wooden stairway at **Little Hunters Beach** washed out.
- **Otter Cove Causeway** has damage to the riprap retaining wall with some undermining of the road. The park's seasonal waterline is exposed and twisted for several hundred feet and could be damaged. The portion of **Otter Cove Trail** that traverses the causeway was destroyed.
- **Seawall Picnic Area** experienced significant damage from debris and downed trees. **Seawall Campground** experienced significant damage from downed and hazard trees. **Seawall Road** (Route 102A) is closed at **Seawall Pond** due to pavement buckling. Maine DOT will repair the road damage.
- Several locations in the park, including but not limited to **Thompson Island Picnic Area, Park Loop Road, and Schoodic Loop Road**, require debris clean up.
- A **Rockefeller Hall** roof leak has caused portions of the interior to experience water damage to the ceiling and walls.

THE TAY ~ The January 10th storm brought strong winds, heavy flooding, and significant damage to Maine's coast, but it also unearthed a piece of Maine history. The wreckage of a 1911 shipwrecked Canadian lumber sailing schooner named the **Tay** was exposed at Sand Beach in Acadia National Park after being buried for years.

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As we mentioned in the December newsletter, the HOA has modified the fee structure for some of its services.



Should we remind our owners of some of those changes to make sure our owners are aware?



Most definitely! Internal exchanges within your season of ownership is \$149, and it is \$99 to amend a late deposit to a regular deposit with Interval Int'l.



To prepare and record a deed that adds children or that adds or removes a spouse, it is now \$150. All other deed transfers are \$300. There is an extra \$100 fee for lost paperwork or additional changes that are requested after the first set of paperwork is prepared. There has been a significant uptick in requests for deed work, and Annette has been doing her best to complete each owner's paperwork in a timely manner amongst her other duties. Some timeframes have been longer than she prefers.



It is now \$100 for parties in the Great Room and pool. It is so much fun to watch the children as they party down! The ooh's and aaah's are sweet too, especially when a mom-to-be opens her gifts at her baby shower! Many special memories are made in that Great Room!!

HR Profit & Loss Year End 2023

INCOME		
Bonus Week Income		12,925.00
Club Interval Gold		928.00
Gift Shop Non-Taxable		1,343.19
Gift Shop Taxable		13,211.79
HR Rental		26,311.97
HR Rental Commission		46,944.43
HR Resale Commission		9,881.66
HR Resale HOA Owned		3,182.25
Interest		3,994.38
Late Fee		13,050.00
Legal Fees		15,628.00
Maintenance Fees		1,224,600.00
Miscellaneous		00.00
Owner Charges		7,173.00
Rental Income - Long Term		20,690.00
Sale of Used Property		20.00
Vending Machine Revenue		1,034.25
Total Income (Accrual Basis)		1,400,917.92
EXPENSES		
Advertising		6,284.19
Automobile		6,520.91
Bad Debt Expense		159,465.88
Bank Charges		22,297.73
Computer		1,709.85
Contracts		34,785.90
Contributions		
Corporate Income Tax		46.00
Dues, Fees, Licenses, Permits		817.50
Employee Expenses		2,197.50
Gift Shop		6,910.05
Insurances		83,194.61
Interest Expense		53.30
Miscellaneous Expense		0.00
Owner Expenses		6,091.50
Payroll Expenses		474,977.57
Professional Fees		4,948.70
Property Tax Expense		11,181.23
Reconciliation Discrepancies		1.03
Registry Expense		3,270.45
Repairs and Supplies		232,907.61
Seminars and Training		415.00
Supplies & Furniture		96,471.40
Utilities		245,250.18
Total Expenses (Accrual Basis)		1,399,798.09

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, 2024. 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 whether virtually or in person.

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 5 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.

Recently, an owner used her points for hotel at on the Alabama shores and a cottage in Yellowstone—locations with limited timeshare resorts!

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



Check-In Dates 2024

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

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Acadia (ANP) News

In late January, Acadia National Park staff photographed, measured, and mapped the remaining timbers. They attached tags to the larger pieces that will allow the wreckage to be tracked, if pieces continue to move or float away. Each tag has a unique code that visitors can scan using the camera on their mobile phones. The tagging is coordinated by the Shipwreck Tagging Archaeo-

logical Management Program (S.T.A.M.P.) of the National Park Service Submerged Resources Center. Because Sand Beach is located in a cove sheltered on both sides by rocky headlands, when sand is washed away from the beach it doesn't go very far. Within just a few weeks of the tagging, sand had almost completely buried the timbers of the *Tay* and covered most of the rocks. Another storm in March removed the sand again and washed some timbers off the beach. With the help of visitors, the fate of the *Tay* can now be more closely followed.

Seacoast Mission Activates to Help

March came into Maine like a lion with its strong and damaging weather, and the lamb has not yet arrived in April! The Maine storms, with exceedingly strong winds (over 65 MPH) and heavy precipitation, have rocked the Maine coastlines from the Calais border, near the Bay of Fundy down to Wells Harbor. Extensive damage has been done to many coastal ports, including Southwest Harbor, Bar Harbor, Bass Harbor, Deer Isle-Stonington, and many family businesses in between. Seawall Road in Southwest Harbor has been compromised three times and is currently closed. The Maine DOT and the federal government are determining the best long term solution for this area. FEMA monies have been approved to help with repairs up and down the coast.

The Maine Seacoast Mission has been very involved in remote area cleanups. A recent MDIslander newspaper (3/13/2024) article stated, "Volunteers will assist islands in the clean-up of lands impacted by the January storms and the most recent March storm, and subsequent flooding that affected most of Maine's coastline. Work will include clearing debris, moving items and removing trash from shorelines, public ways and publicly used buildings."

The Mission went into action aboard the *Sunbeam* to assess how select island communities were faring. Some of the damage seen — which islanders still are contending with — include the loss and/or damage to personal property, damage to community and business infrastructure, soil and coastline erosion and ocean debris washed ashore. "The Mission has worked with Maine islands for going on 120 years. Following the storms, we wanted to show our continued support and do whatever we could to help, like the Mission has always done," shared Mission President John Zavodny. "These trips also provide an opportunity for volunteers to do something to help their island neighbors and learn more about these amazing communities."

Rooted in a history of compassionate service and mutual trust, the Maine Seacoast Mission seeks to strengthen coastal and island communities by educating youth, supporting families, and promoting good health. For more information, visit <https://seacoastmission.org/>.