



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 7th day of December, 2024 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 two Harbor Ridge owners for a 5-year board of directors position:

CIRCLE TWO: Jay Hewett Chris Lyford Dan Mosley Kurt Zemba

WITNESS my hand and seal, this _____ day of _____, 2024.

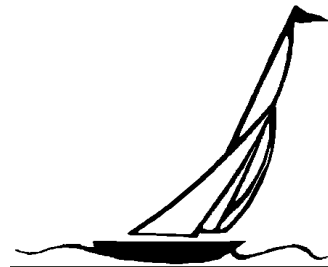
Member's Signature: _____

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 December 2, 2024 to Harbor Ridge Resort, PO Box 725, Southwest Harbor, ME 04679



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The Homeowner's Annual Meeting will be virtual & in person this December 7th!

Send us an email to get your Zoom link to attend! The link It will be on our website too!

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 valid school vacations or holiday weeks.

Must book less than 10 days away from check-in.

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

From the Manager's Desk

From its rocky coastlines to the rugged highlands, Acadia offers scenic vistas that are hard to duplicate anywhere else in the country. Renowned for its resplendent fall foliage, Acadia also offers a wide variety of fall activities ideally suited for the outdoor enthusiast. One of the best ways to experience the splendor of fall is to explore the great outdoors by hiking the many trails of Acadia, grab dinner at a restaurant, or watch the sunset from the Quietside of the Island. If hiking is no longer an option, take a boat ride up Somes Sound, take a scenic flight to view the colorful Acadia landscape, read a book on the shoreline, take a jaunt to Schoodic, take a carriage ride at Wildwood Stables, or eat seafood every day of the week! Each week we hear from our exchange in visitors, renters, and owners that they love exploring Acadia, but they enjoy it the most because of our location on the Quietside!!! It's all about location, location, location!

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 hotel that sleeps two people in October is \$359, that's half of our maintenance fee for our two-bedroom, sleep six townhouses! Vacation trends show that travelers prefer vacation rentals over hotels...timeshare owners have been ahead of the trend for a long time and have understood its vacation value!!!

There is value in the relaxation of a familiar vacation location. There is value in timeshare, as it provides cost effective vacation accommodations!! There is value in timeshare in exchanging to luxurious resorts all around the world for a fraction of the price! There is value through our partnership with Interval International, as Interval offers amazing vacation travel deals for cruising, flights, golf vacation packages, and other resort accommodations. Timeshare is one of the many "tools" in the vacation tool box for owners and generations to come!!

Management takes the budget process very seriously as it strives to maintain the value of

timeshare ownership at Harbor Ridge. Management wants all owners to see that improvements are being made throughout the property. As we all know, costs have gone up over the past four years at a tremendous pace. The staff seeks to find the best quality deals available, so Harbor Ridge can continue providing an excellent, family-friendly resort with a modest annual assessment. As our property ages, there are always repairs and improvements to make. Many resorts do massive special assessments, while our board and management choose to do improvements within its operating budget. The Clubhouse roof must be done this coming year, as the ocean salt air and the winds have taken their toll on it. Kitchen cupboard renovations are on the docket this winter, along with a few more half and/or guest bathrooms. The resort locked in fuel at a reduced rate over last year. The HR board has set the base operating maintenance fee at \$680. The Town of Southwest Harbor had a reevaluation, which lowered the mil rate in our favor, so the overall increase is around \$25. According to ARDA (American Resort Development Association), the average maintenance fee industry wide is billed around \$1260. What a savings to own at Harbor Ridge!!! Monthly maintenance fee payment plans of \$75 are recommended for owners' vacation budgets by calling the resort or your bank today. Thank you to all of our owners for keeping your financial commitments, so we can enhance your vacation home ownership investment at Harbor Ridge.

Pickleball Is Finally Here At Harbor Ridge!



2025 Budget

Income:

Bonus Week Income	\$ 11,250.00
Club Interval Gold	1,430.00
Gift Shop	13,000.00
HR Rental	30,000.00
HR Rental Commission	45,000.00
HR Resale Commission	10,000.00
HR Resale HOA Owned	2,000.00
Interest	10,000.00
Late Fees	14,000.00
Legal Fees	18,000.00
Maintenance Fees (2040 weeks @ \$680)	1,387,200.00
Owner Charges	8,500.00
Property Tax Revenue	65,159.64
Rental Income—Long Term	15,000.00
Sale of Used Property	1,500.00
Vending Machine Revenue	1,600.00
Total Income	<u>\$1,633,639.64</u>

Expenses

Advertising	\$ 5,450.00
Automobile—Fuel, Repairs, etc.	8,750.00
Bad Debt Expense	20,000.00
Bank Charges	25,050.00
Computer	5,250.00
Contracts	36,610.40
Contributions	100.00
Dues, Fees, Licenses, Permits	845.00
Employee Expenses	5,400.00
Gift Shop	6,200.00
Insurances	111,994.00
Miscellaneous Expense	1,000.00
Owner Expenses	11,200.00
Payroll Expenses	641,897.16
Professional Fees	7,500.00
Property Tax Expense	65,159.64
Registry Expense	3,500.00
Repairs and Supplies	252,500.00
Reserves ¹	97,104.00
Seminars and Training	1,075.00
Supplies	116,114.00
Utilities	213,940.44
Total Expenses	<u>\$1,633,639.64</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 7, 2024—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 **December 2** to ensure its arrival at the office prior to the meeting.

EVERY YEAR OWNERSHIP ANNUAL ASSESSMENT

WEEKS	2025 MF	2025 TAX	ARDA-ROC	TOTAL
1-6	680.00	18.27	3.00	701.27
7-17	680.00	23.63	3.00	706.63
18-42	680.00	39.73	3.00	722.73
43-47	680.00	23.63	3.00	706.63
48-50	680.00	18.27	3.00	701.27
51-52	680.00	23.90	3.00	706.90

ALTERNATE YEAR OWNERSHIP

1-6	680.00	24.26	3.00	707.26
7-17	680.00	25.80	3.00	708.80
18-42	680.00	41.14	3.00	724.14
43-47	680.00	25.80	3.00	708.80
48-50	680.00	24.26	3.00	707.26
51-52	680.00	26.42	3.00	709.42

BIOGRAPHIES FOR HOA BOARD OF DIRECTORS
(listed alphabetically)

Jay Hewett (incumbent)

Jay Hewett and his wife, Nancy, have been enthusiastic visitors to Mount Desert Island for over 50 years. Their long-term desire to have a place on MDI was satisfied when they became owners at Harbor Ridge in 2000 via the purchase of two half-weeks in October. In 2008, they added a full Week 22. Like many owners, they use their weeks at Harbor Ridge rather than exchanging them for vacations to other places.

Jay is a retired Civil Engineer with a specialty in environmental engineering applied over a 42-year career spent mostly at the Portland Water District and at several Maine consulting firms. He has been an avid aviator since 1988, and continues to fly his kit-built Sonex airplane that he completed in 2019. The Hewetts reside in Cumberland, Maine.

Jay wants to maintain the quality and excellent value of ownership at Harbor Ridge and is running for a second term of office to continue working with the Board and Management toward that end. He has served as secretary of the Board for 4 of his current 5-year term.

Chris Lyford

Chris, his wife Cari, and their three teenage children, along with their extended family, have been coming to Harbor Ridge for several weeks of vacation each summer for over 20 years. Their wedding reception was held at Harbor Ridge many years ago in October, so its location is very dear to them as a family.

Chris serves currently as the President of a homeowner association at the Sugarloaf Ski Resort, and he was pre-



There's always a first at the Ridge...a masked dumpster diver! One morning a sweet Jr. Ranger gal came to the front desk concerned about helping the raccoon that was stuck in the dumpster. Our maintenance man suggested a ladder for him to climb out! It was a successful rescue! Never a dull moment here!

viously their Treasurer. He serves on the board of the CFA Society of Maine, a professional society for investment professionals, and served as President and Treasurer there also.

Chris' background is in finance and investment management for the past 30 years. He's a Principal and Portfolio Manager with Vigilant Wealth Management in Portland, Maine. Chris grew up in Waterville, Maine, attended Swarthmore College with a degree in economics, and has his MBA from Duke University.

Chris welcomes the chance to serve on the board on behalf of Harbor Ridge members.

Dan Mosley

Dan Mosley is a lifelong Maine resident whose family has enjoyed the benefits of Harbor Ridge ownership since 2002. His relevant work history includes nearly 25 years as the Senior Sales and Technical Manager for a leading liquid filtration company. He established the company's first nationwide product distribution network, recruited, and mentored territorial salespeople, identified and developed multiple new products that continue to produce significant revenues, including a nationally approved Potable Water Filtration system that is widely used by both the National Park System and the U.S. Forest Service. He was also responsible for forecasting sales, maximizing budget, and creating both print and electronic marketing materials.

Dan plans on retiring within the year from the United States Postal Services after 13 years in Retail Operations. His motivation for running for the board is to help ensure that Harbor Ridge ownership remains a great value for all, as well as a great family experience!

Kurt Zemba

Kurt Zemba and his wife Catherine have been owners at Harbor Ridge since 1994, and they now own 5.5 weeks. They stay for four consecutive weeks in summer, and they exchange the other.

Kurt has been the chairman of the Romney Marsh Corporation for 24 years, which specializes in insurance, benefits, travel, marketing, retail consulting, and real estate. He has also worked for national companies, Barnes and Noble, Macy's, and Game Stop.

He has served his communities by serving as a selectman and as a chairman for Water Management and the Regional Board of Education. He currently serves as Treasurer on an HOA board in Williamsburg, and he was the Ops Director for Heron Pond in Stockbridge, Massachusetts.

Kurt hopes his vast business experience will be helpful to Harbor Ridge.