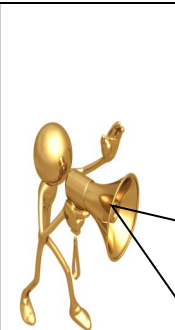




HARBOR RIDGE  
PO BOX 725  
SOUTHWEST HARBOR ME 04679



Hey, do you read your newsletters that the resort mails out? There's great info in them.



Well, I sometimes getting hopping around and don't take time to read them.



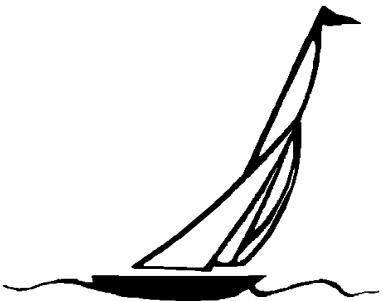
There was a two-for-one Interval International membership renewal offer for Harbor Ridge owners, who had delinquent memberships with Interval.



That sounds like a great deal!! There was a \$100 discount on their next exchange fee too! Why was it just for delinquent Interval Int'l members?



It turns out that many owners have been able to take advantage of this, but it must be done with resort personnel. Interval International is helping independent resorts give incentives to help reenergize their owners to utilize their timeshares. Remember what timeshare is all about...VACATIONING in a cost-effective manner! Timeshares are a great investment, if you vacation with them!!!!



# View from the Top

## A HARBOR RIDGE PUBLICATION

www.harborridge.com ~ info@harborridge.com ~ 207-244-7000

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### Highlights:

**2024 Profit & Loss Report** Pg 2

**Service Animals** Pg 2

**Check-in Dates** Pg 3

**MDI Sailing Center** Pg 3

**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:**  
\$250 by May 1  
\$250 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

Spring is trying to spring here on MDI, but we've had two April Fool's jokes, snowstorms, that is! Fortunately, they have been minor, but it's April! Let the flowers bloom and the grass turn green! We're ready for that sunshine!!!

The winter projects are wrapping up, and we hope that you will enjoy the improvements. We removed the carpet in Unit 51, our one-story unit, and put down hardwood flooring, along with some new living room chairs. Building 1 has new kitchen cabinet doors, drawer fronts, and counter tops, along with all new appliances. Units 21—24 have new kitchen countertops. To protect those new countertops, we have added trivets to each unit. New master bedroom carpeting was installed in Units 35—38. Units 37 and 38 have new flooring in the guest bedrooms and bathrooms, along with new bathroom vanities. There have been a variety of improvements done out of necessity throughout the property. The multiple winter snow storms slowed down our projects this winter, but we will press on. The storms were not severe, as many were only two or three inches, just enough that someone had to shovel and plow too often!

With 40 townhouses, there is always something to do, and we have a long wish list to complete! Just ask our maintenance man, Tyler...Annette is always planning the next project before the current one is completed. We work hard to stay within our budget, while doing as many improvements as we can. Please know that every maintenance fee dollar is used to enhance your vacation home and experience!

### Acadia (ANP) News

Beginning April 15, Acadia National Park will transition to a fully cashless fee system. Only mobile payments, credit cards, or debit cards will be accepted at park sales outlets for entrance fees. Visitors who are only able to pay with cash may purchase a park pass from one of nine local third-party vendors.

Cash sales represent less than 5% of in person sales in the park. During peak season, Acadia's rangers spend up to eight and a half hours per day documenting, reporting, and transferring cash receipts. Moving to a cashless system will reduce the amount of time park staff spend managing cash and increase their availability to collect fees, increasing the amount of fee revenue available to support critical projects and visitor services.

Entrance fees are a critical source of revenue used to improve the experience for visitors in national parks. For example, entrance fee revenue supported last year's repair of the Bubbles Divide Trail, repairing comfort stations in our historic campgrounds, and removing hazard trees across the park.

It's advised to purchase your park pass prior to arrival at [www.recreation.gov](http://www.recreation.gov).

### Calling all Crafters

Uninterrupted time needed! Passionate! Enjoyment! Lots of projects! Friendship! Time away! Winter blahs! What do these words and phrases bring to mind? The need for winter retreat getaways at Harbor Ridge!

We have many owners, who come to Harbor Ridge with a friend to craft, sew, quilt, paint, make cards, and scrapbook for days at a time. Have you ever thought about bringing "your people" to Harbor Ridge? The Great Room is an excellent area equipped with large tables to spread out your work. Sewing machines can be in one area of the room; cutting boards in another corner; ironing boards throughout; and snacks on the buffet. There's usually an "expert craftsman" amongst the group to lean on to tackle that challenging project. All while enjoying the amazing view of the water and listening to the fireplace crackle!

If this is something that you would enjoy with your family and friends, please contact the resort to set aside your units for January, February, and March...of course, not available during school vacation week. Both weekends and weekdays would be available!

HR Profit & Loss Year End 2024

INCOME	Bonus Week Income	12,649.00
	Club Interval Gold	1,380.00
	Gift Shop Non-Taxable	1,102.73
	Gift Shop Taxable	10,294.85
	HR Rental	26,659.45
	HR Rental Commission	34,800.07
	HR Resale Commission	10,265.34
	HR Resale HOA Owned	2,224.18
	Interest	13,290.04
	Late Fee	11,150.00
	Legal Fees	21,132.75
	Maintenance Fees**	1,285,200.00
	Miscellaneous	0.00
	Owner Charges	10,607.00
	Rental Income - Long Term	14,775.00
	Sale of Used Property	2,562.00
	Vending Machine Revenue	1,325.07
Total Income (Accrual Basis**)		1,459,417.48
EXPENSES	Advertising	5,459.62
	Automobile	4,840.04
	Bad Debt Expense	248,850.86
	Bank Charges	22,794.69
	Computer	7,348.18
	Contracts	15,740.50
	Contributions	1,085.00
	Corporate Income Tax	
	Dues, Fees, Licenses, Permits	835.00
	Employee Expenses	2,915.71
	Gift Shop	6,093.51
	Insurances	86,531.55
	Interest Expense	0.00
	Miscellaneous Expense	0.00
	Owner Expenses	7,328.02
	Payroll Expenses	529,174.80
	Professional Fees	22,746.80
	Property Tax Expense**	-50,813.63
	Reconciliation Discrepancies	-11.13
	Registry Expense	3,312.62
	Repairs and Supplies	233,010.55
	Seminars and Training	0.00
	Supplies & Furniture	91,100.71
	Utilities	225,390.64
Total Expenses (Accrual Basis**)		1,463,734.04

Service Dogs...Allowed.  
Emotional Support Animals...  
unfortunately, not allowed!

Service dogs trained to assist a person with a disability are welcome at Harbor Ridge. A “service animal” is a dog that has been individually trained to do work or perform tasks for the benefit of a person with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability. Other species of animals are NOT considered service animals in the context of public accommodation. The work or task that the dog is trained to do must be directly related to the person’s disability. Examples include: assisting a person with a visual impairment in navigation; alerting a person with a hearing loss to the presence of people or sounds; assisting a person during a seizure; providing physical support and assistance with balance and stability to a person with a mobility disability; reminding a person with an intellectual disability to take a medication; and helping a person with a psychiatric or neurological disability by preventing or interrupting problem behaviors. A service animal is an aid that helps a person with a disability access services, like a wheelchair or cane. Service animals are NOT PETS.

Emotional support, therapy, comfort, or companion animals are not considered service animals under the ADA. These terms are used to describe animals that provide comfort just by being with a person. Because they have not been trained to perform a specific job or task, they do not qualify as service animals under the ADA. Thus, these animals need to “vacation” somewhere other than Harbor Ridge.

Dogs whose sole functions are to provide comfort, emotional support or companionship do not qualify as service dogs with public accommodation under federal or Maine State law.

We kindly ask that owners abide by the law, along with Harbor Ridge’s no pet policy. Most Harbor Ridge staff members have pets, and we understand how much you will miss them. However, when guests have not abided by our policy, damage is caused and extra cleaning is required on very busy turnover days with limited housekeeping staff. Thank you for your cooperation and understanding!

Check-In Dates 2025

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

MDI Sailing Center

Vacations are full of experiences...new and old! Have you ever considered the experience of learning how to sail? Did you know that there are boat usages available in Southwest Harbor for qualified, experienced sailors? Did you know private lessons are available for beginners? This is all available through the MDI Community Sailing Center, a local non-profit organization located on the Clark Point Road.

The Center has both junior and adult programs. Attendance has grown from the first years of 25 youth each summer to more than 200. It is also the home of the MDI High School Sailing Team.

The fleet of boats has grown from 4 to more than 40, which are enjoyed each year by people of all backgrounds, ages, and abilities. Their program was built on the stable Cape Cod Bullseye, which is their primary full keeled one-design sailboat, of which they now have six. Their dinghy fleet has grown to include 9 RS Teras, 12 Optimist Dinghies, 18 Turbo 420's and 9 Zim Club 420's. *Community access to the ocean and boats on which to enjoy it*, has been their motto and mission since they were first established in 1996.

Sailboat usage is available to qualified sailors through membership to their boat usage program. There are individual, couple, and family membership rates.

The Center offers private lessons lasting about 2.5 hours with summer weekday start times at 10:00 am and 1:00 pm. Lessons are \$90 per hour for one person or \$125 per hour for two people. They only schedule private lessons within two weeks prior to the lesson date.

The view of Mount Desert Island from the water might distract you, but they will keep you on course during their unique sailing adventures. Southwest Harbor is the prettiest of the harbors on MDI, in our opinion! We welcome yours!!!



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 or an upgrade. Unfortunately, we are unable to “make up” points.

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 an active gold member, you have nothing to lose with this CLUB points deal!