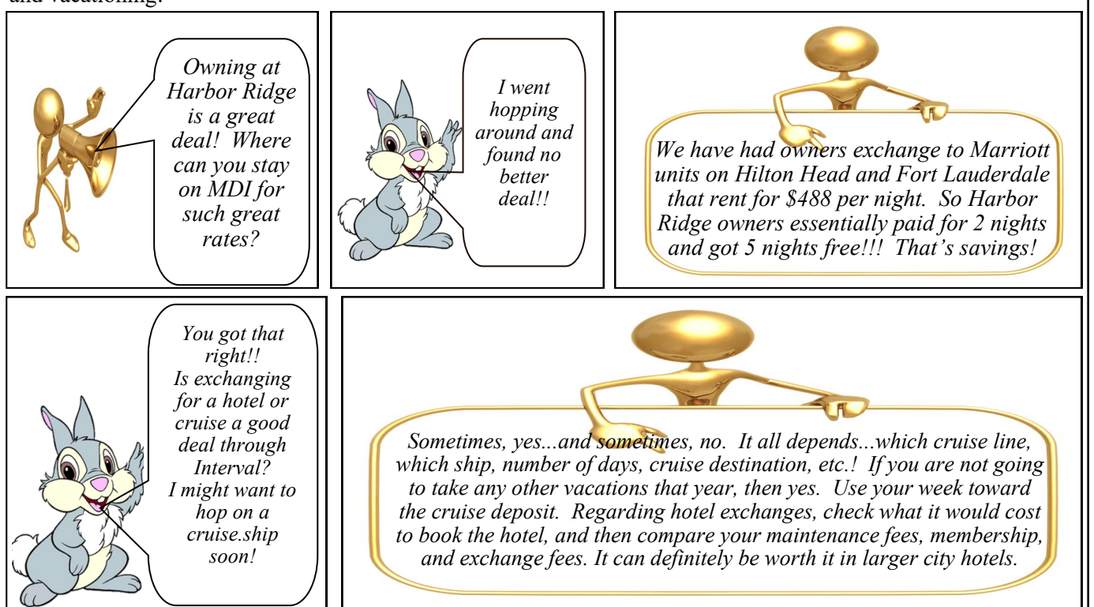
HARBOR RIDGE
PO BOX 725
SOUTHWEST HARBOR ME 04679

### *Thank you for Flexibility!*

Most interior renovations happen during the winter, and they necessitate owners to move out of their deeded units. We want to especially thank our winter week owners, who come to Harbor Ridge! We appreciate the flexibility, as we enhance your vacation homes! We also appreciate that same flexibility with our summer and fall foliage owners, who move to get multiple week owners and renters in the same unit for their entire stay. You help management; you help your vacation community; and you continue to make family vacation memories that will last a lifetime.

There have been an increased number of owners, who have requested to come a different week. Sometimes we can accommodate these requests, and sometimes, we simply just cannot. Margaret has especially worked hard to accommodate every request. If we are able to do so, there is an internal exchange of $149. If we offer you a date, owners must be able to make a decision within 24 hours. If you ask for an internal exchange and your plans change while waiting for an offer from us, please let us know your change in plans as soon as possible.

Vacations are priceless for everyone in our Harbor Ridge vacation community! Our goal is to keep owners happy and vacationing!




# *View from the Top*

## *A* HARBOR RIDGE PUBLICATION

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

**Volume 34 Number 2 April 2026**

***Highlights*:**

***2025 Profit & Loss Report Pg 2***

***TSA Pre-Check Pg 2***

***Check-in Dates Pg 3***

***Winter Retreats Pg 3***

***Great Room Usage and Pool Parties:***
*$100 regardless of size*
*Sponsoring owners must be in attendance for the party.*

***Owner Getaway Rates*** *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*

The snow has melted, the winds have been drying up the land, and the sun...well, she's been hiding behind the clouds. We're praying for more warm spring days, blooming flowers, and green grass, as more owners and guests return to their vacation homes here at Harbor Ridge.

The winter projects are wrapping up, and we hope that you will enjoy the improvements. The Clubhouse's Great Room has new tables and chairs, along with a smart TV, which has given it a more modern feel. It has been most welcomed by our local owners celebrating events in the room! The downstairs had a face lift too! No more movie cases on the wall, but the movies are still available to rent.

Building 2 has new kitchen cabinet doors, drawer fronts, and counter tops, along with new kitchen appliances. The guest bathrooms have also had a face lift, and the guest bedrooms have been painted. New bedroom carpeting was installed in Units 41-44, along with new hardwood stair treads. Unit 36 has new flooring and painting throughout the guest bedroom and bath. New living room sleeper sofas were moved into Units 41-48. There have been a variety of improvements done out of necessity throughout the property. The multiple winter snow storms kept interfering with progress, but we pressed on! Fortunately, none of the storms were too severe, just many that were only two to five inches. Enough for someone to shovel and plow each and every time!

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

### *Acadia (ANP) News*

Lots of happenings are going on in the Park. Some to protect our wildlife, and then of course, it's Maine...time for road construction! This time, it's on the Park Loop Road!

As normal, to provide peregrine falcons adequate space for nesting, the National Park Service temporarily closed areas including Jordan Cliffs Trail, Penobscot East Trail, Precipice Trail, and Valley Cove Trail on March 1 until further notice. In addition, the parking lot for the Precipice Trail will remain closed to vehicles until further notice.

**Park Loop Road Detour...**A section of the Park Loop Road, from Kebo Street to Sieur de Monts, will be closed to all uses from April 13 to June 12, excluding Memorial Day weekend. A detour will redirect motorists out to Mount Desert Street and Main Street following Route 3 to re-enter the Park Loop Road at Sieur de Monts.

The **Cadillac Summit Road** is closed through May 19 for all uses, including pedestrians and cyclists, from the Park Loop Road to just prior to a parking lot at the summit. Hiking trails to Cadillac Summit remain open. Construction crews with heavy equipment are building a pedestrian walkway to connect the two parking areas at the summit of Cadillac Mtn.

**Cadillac Summit West Parking Lot...**Half of the spaces at the Cadillac Summit West Parking Lot, also known as Blue Hill Overlook, will be closed for construction from May 1 to June 18.

It's advised to purchase your park pass prior to arrival at www.recreation.gov. Cadillac Mountain reservations are needed from May 20—October 25. If you've turned 62 this year, you now qualify for the lifetime national park pass at $80. Here's one advantage of getting older!

## HR Profit & Loss Year End 2025

| | | |
|---|---|---|
| INCOME | Bonus Week Income | 13,649.00 |
| | Club Interval Gold | 456.82 |
| | Gift Shop Non-Taxable | 1,297.93 |
| | Gift Shop Taxable | 8,446.28 |
| | HR Rental | 23,447.22 |
| | HR Rental Commission | 46,862.41 |
| | HR Resale Commission | 11,593.14 |
| | HR Resale HOA Owned | 601.00 |
| | Interest | 9,726.46 |
| | Interest & ERC | 153,695.69 |
| | Late Fee | 11,250.00 |
| | Legal Fees | 21,390.36 |
| | Maintenance Fees** | 1,387,200.00 |
| | Miscellaneous | 0.00 |
| | Owner Charges | 10,179.00 |
| | Rental Income - Long Term | 3,075.00 |
| | Sale of Used Property | 1,877.15 |
| | Vending Machine Revenue | 1,591.50 |
| Total Income (Accrual Basis**) | | 1,706,338.96 |
| | | |
| EXPENSES | Advertising | 5,662.20 |
| | Automobile | 3,730.14 |
| | Bad Debt Expense | 315,813.03 |
| | Bank Charges | 23,104.33 |
| | Computer | 11,988.98 |
| | Contracts | 39,018.86 |
| | Contributions | |
| | Dues, Fees, Licenses, Permits | 835.00 |
| | Employee Expenses | 2,307.42 |
| | Gift Shop | 5,449.82 |
| | Insurances | 102,046.84 |
| | Interest Expense | 110.74 |
| | Loss of Use | 3,603.25 |
| | Miscellaneous Expense | 0.00 |
| | Owner Expenses | 3,673.57 |
| | Payroll Expenses | 605,732.44 |
| | Professional Fees | 31,961.78 |
| | Property Tax Expense** | 8,595.05 |
| | Reconciliation Discrepancies | -0.83 |
| | Registry Expense | 3,380.18 |
| | Repairs and Supplies | 186,281.11 |
| | Seminars and Training | 279.17 |
| | Supplies & Furniture | 124,299.24 |
| | Utilities | 224,839.67 |
| Total Expenses (Accrual Basis**) | | 1,702,711.99 |

## Now's the Time to Minimize Long Wait Times at the Airport

It's a bird...it's a plane…it's Superman! We all feel like Superman at times, but we don't have the cape! I'm not sure if he takes vacations, but we should! Many of those desired vacation destinations require the use of one of man's greatest inventions...the plane!

Recently though, the news and social media have been reporting massive lines due to government funding politics. Airline travellers know that long lines can happen on any day, at any time, especially at the larger airports. Is there any hope for a quicker line? Yes, thanks to TSA PreCheck.

**What is TSA PreCheck?** TSA PreCheck is a U.S. government program that provides expedited airport security screening for trusted, low-risk travelers at over 200 airports with 90+ airlines. There is an application process, but it can save you hours on your vacation.

**Benefits of TSA PreCheck**

- Valid for five years for a low cost of $85
- Uses face ID
- Wait in line 10 minutes or less generally
- Minor families members are included.
- Leave your electronics and 3-1-1 liquids in your bag
- Leave your belts, light jackets, and shoes on

**How Do You Apply for TSA PreCheck?**

- Visit TSA.gov/precheck to select the enrollment provider that best meets your needs and has an enrollment location near you.
- Complete the online application (5 minutes).
- Go to an enrollment location to have your biometric data (fingerprints and photo) collected, to have your identity documents verified, and to make your payment of $85.

**Reminders and Tips:**

- Only use a TSA PreCheck website ending in ".GOV".
- Some credit card providers give a statement credit for the TSA PreCheck fee.
- In Maine, there are Idemia offices in Bangor, Portland, and Presque Isle. You can also go to Staples in South Portland.



## Check-In Dates 2026

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

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!

## Winter Retreats!

Have you ever thought about bringing "your people" to Harbor Ridge? Start planning now for that winter retreat for "your people"! Wait...you're thinking that it's not even summer yet! Remember, it's never too early to start planning!

We have many owners who come to Harbor Ridge with friends to craft, sew, quilt, paint, make cards, and scrapbook for days at a time. The Great Room is an excellent area equipped with large tables and lots of light to spread out your work projects. Sewing machines can be in one area of the room; cutting boards in another corner; ironing boards throughout; and snacks on the buffet. Turn on some light music, start a fire in the fireplace, and enjoy crafting and sewing together!

We have even had church women's retreats, military friend reunions, friend Christmas parties, and the like!

Games! Uninterrupted social time! Enjoyment! Lots of projects! Friendship! Time away! Winter blahs! All of these can be checked off by getting away next winter at Harbor Ridge!

Retreat groups of at least three units can be reserved in advance! Otherwise, as always, winter getaways can be booked less than 10 days in advance.

## Timeshare Exit Scams

Timeshare exit companies have been encouraging Harbor Ridge owners to attend presentations for many years. Please be reminded that many of these companies merely take your money and run! Your timeshare is still yours until a new deed has been signed and recorded at the Registry of Deeds. If your utmost desire is to transfer your deeded timeshare, please call Harbor Ridge to discuss your options.

Encourage your family members to become owners! Often, they don't understand the costs and they just listen to the ads. Share with them the great benefits that you've enjoyed for years!!