

# Winter 2013 Newsletter



**ACADIA**  
VILLAGE RESORT  
HOMEOWNER'S ASSOCIATION

50 Resort Way • Ellsworth, Maine 04605 • (207) 667-6228

## **2013 ANNUAL OWNERS MEETING**

The 2013 annual meeting of the Acadia Village Resort Homeowner's Association (AVR-HOA) will be held on Saturday December 7th, 2013 at 1pm in the clubhouse.

Items on the agenda include discussion and voting on the 2014 budget, election of 2 Board Members and any other items that are brought up during the meeting. All owners are invited to attend and express their opinions, hope to see you there!



## **WHAT OWNERS ARE VOTING ON THIS YEAR**

This year, there are 2 items for owners to vote on. First, there is the 2014 budget which includes a proposed 4.5% maintenance fee increase. There was no increase in fees for 2013, so the Board of Directors felt this small increase was necessary to keep the resort in a solid financial position now and for the future.

Second, there are two open Board positions and four candidates to choose from. Please take a few minutes to look at the candidates and their backgrounds before making your choices.

As always, owners can vote in person or by proxy. To vote by proxy, owners must return their vote via postal mail before the start of the annual meeting Saturday December 7th, 2013.



## **CLUB INTERVAL GOLD**

Interval International's points-based exchange program is available to all AVR owners! Programs start at \$495 and include the first year's membership to Interval's highest level of membership. Club Interval Gold members have access to ALL available inventories thru the points program, making it easier than ever to take those dream vacations you have been talking about.

To get started with Club Interval Gold, or even if you just have a few questions about it, contact Jim Killam at the resort or e-mail him at [jkillam@acadiavillageresort.com](mailto:jkillam@acadiavillageresort.com). Many timeshare owners feel that points are the future of timesharing, so now our owners can use their weeks in the way that works best for them.

As part of agreeing to make Club Interval Gold (CIG) available to our owners, the Acadia Village Resort Homeowner's Association has agreed to pay the first year's CIG membership to anyone who buys a week from the HOA. So if you are thinking about adding a week, maybe this will help you decide!

## **SPECIAL RENTAL RATES FOR THE ANNUAL MEETING**

We offer special rates for owners who wish to attend the annual owner's meeting on December 7th, 2013. Owners who stay Friday or Saturday night AND attend the meeting only pay ½ the standard owner's rate for their rental.

We are keeping the same rates as last year for the 2 night coupon rate. The coupon rates are good from 11/1/2013 to 4/10/2014. As a reminder, here are the rates for all different units for a two night stay.

1 bedroom Villa	\$ 129.00 + 8% tax	\$ 139.32
1 bedroom Manor	\$ 139.00 + 8% tax	\$ 150.12
2 bedroom Townhouse/Villa	\$ 159.00 + 8% tax	\$ 171.72
2 bedroom Manor	\$ 169.00 + 8% tax	\$ 182.52
3 bedroom Manor	\$ 239.00 + 8% tax	\$ 258.12

***As always, rentals are based on availability so make those reservations early!***



## **RESORT IMPROVEMENT UPDATES**

We have completed putting 32" flat-screen TV's in the living rooms of the Villas and Townhouses. Now, we will purchase 40" TV's for the living rooms, and move the 32" TV's to the bedrooms. This project is expected to take a couple of years to complete.

We will have completed the re-shingling of Building #4 (units 41-46) so that means all the Townhouse buildings

will be good to go for the next 20+ years. All the roofs have held up well with just minor leakage around the skylights. Thanks to owners in those buildings for their patience while we got the jobs done!

As we have done in the past, we will be prioritizing our unit improvements, focusing on the appliances and furniture that needs replacing first. We hope our owners have seen the progress we have made, and look to continue that over the slower winter months.



## **LET'S MEET THE CANDIDATES RUNNING FOR THE 2 BOARD POSITIONS!**

### **TONY GRAZIOSA**

Tony is a Connecticut native and is married to Sara, a local Mainer from Mt. Desert Island and they have 3 children and 6 grandchildren. Now retired, Tony had worked in financial management for various companies.

Tony and Sara own 3 weeks here at AVR, and still enjoy coming back to the resort every year. Tony feels that AVR is well-run and in great shape compared to other resorts they have stayed at. They also exchange some of their weeks and have traveled to Cancun, Orlando, and Williamsburg and other places over the years.

Tony has been involved in timesharing since the mid 1980's and has owned at many different resorts and has exchanged thru both II and RCI. Tony is also a lifetime member of the Timeshare Users Group (TUG) and is on the executive staff of Timeshare Forums, an on-line website dedicated to educating people on how to use their timeshares the best ways possible.

### **NANCY OLIVER**

I live in Hancock, Maine with my husband Clayton. My husband and I have been an owner/member of the association since before the resort was even built. My family (which includes my two daughters and their husbands) have enjoyed many years of rest and relaxation that the resort has offered.

I use the resort daily and see the strengths and weaknesses. Over the past few years I have noticed more and more problems arising at the resort. I feel as if I don't know where our money is being spent.

I would like to run for a position on the Board of Directors here at the resort so there is a new face to help fix the resort's weaknesses. I believe we need a new strategy to bring new and old members back to AVR. I am in hopes to acquire a position on the Board of Directors so I can help bring the resort back to its former glory and would like to do so with your vote. Thank you!

### **RICHARD SPARROW**

My wife Jill and I live in Fredericton, New Brunswick. We have 4 married children and blessed with 8 wonderful grandchildren. We have been proud owners at AVR since 2006. We enjoy coming to Acadia Village, and have taken advantage of depositing our weeks to have an extended holiday in Florida.

I have worked in Finance for 33 years. For the last 12 years I have worked for a not-for-profit organization that promotes small business in the Rural areas of New Brunswick. Jill is a senior caseworker for a not-for-profit organization who works with intellectually disabled children and adults.

I have sat on the Board of Habitat for Humanity for two terms. I know that a small, hard working group can make a difference! I would like to join the Board and help promote the resort and see it grow to its full potential. I know the Board and Staff have worked diligently to make improvements to the units and grounds as their finances would allow.

### **RUSTY WEYMOUTH**

Rusty and his wife Donna live in Charleston, Maine. They have been owners at AVR since 1997 and have 7 children and 17 grandchildren. Rusty has been on the Board of Directors here at AVR since 2008.

Rusty is currently on two other Boards, the Maine Association of Agricultural Fairs and the Central Penobscot Transfer Facilities Board (currently Vice President). Rusty served 35 years (10 years as Chief) as a volunteer firefighter for the Charleston Fire Department. He also was the past President of the Piscataquis Valley Fair Association.

Rusty is proud of his work on the Board, making an emphasis on the fact that he has worked to keep the maintenance fees as low as possible here at AVR.



## **VOTING FOR BOARD**

### **MEMBERS & THE 2014 BUDGET**

On the reverse side is the ballot that needs to be filled out and returned to the resort if you wish to vote on any/all of the items AND will not attend the annual owner's meeting. Please cast your vote(s) and return the ballot by Friday, December 6th, 2013 in order for your ballot to be counted.

Owners who will be attending the meeting can bring this ballot with them to the meeting or blank ballots will be available during the owner's meeting before the votes will be counted.

Acadia Village Resort HOA,  
50 Resort Way, Ellsworth, Maine 04605

**Ballots must be received by Friday,  
December 6, 2013 in order to be counted.**



## **PROPOSED 2014 BUDGET**

<b><u>INCOME</u></b>	<b><u>Proposed 2014</u></b>	<b><u>Approved Budget 2013</u></b>	<b><u>Current 10/1/12-9/30/13</u></b>
Fee/Merchandise Income	\$ 30,000.00	\$ 20,000.00	\$ 28,800.19
Finance Charges	\$ 14,000.00	\$ 14,000.00	\$ 13,237.73
Guest Fees/Services	\$ 500.00	\$ 500.00	\$ 350.00
Maintenance Fees	\$ 744,992.00	\$ 762,934.00	\$ 758,724.83
Misc. Charges/Unit Sales	\$ 35,000.00	\$ 28,000.00	\$ 22,486.49
Rental Income	\$ 42,000.00	\$ 37,500.00	\$ 34,207.71
Real Estate Taxes Billed	\$ 3,000.00	\$ 11,000.00	\$ 5,135.67
Vending/Gift Shop Income	\$ 1,000.00	\$ 2,500.00	\$ 996.96
<b>TOTALS</b>	<b>\$ 870,492.00</b>	<b>\$ 876,434.00</b>	<b>\$ 863,939.58</b>
<b><u>EXPENSES</u></b>			
Advertising	\$ 1,000.00	\$ 1,000.00	\$ 781.86
Bank Fees/Service Charges	\$ 12,000.00	\$ 17,500.00	\$ 16,884.63
Business Expenses	\$ 16,000.00	\$ 14,000.00	\$ 7,997.62
Cable TV	\$ 7,500.00	\$ 7,500.00	\$ 7,100.73
Charitable Contributions	\$ 1,500.00	\$ 1,000.00	\$ 1,914.00
Cleaning Supplies	\$ 20,000.00	\$ 17,500.00	\$ 17,340.23
Electric Costs	\$ 100,000.00	\$ 100,000.00	\$ 95,283.36
Fuel Oil/Propane	\$ 37,000.00	\$ 37,000.00	\$ 35,026.49
Grounds Maintenance	\$ 16,000.00	\$ 16,000.00	\$ 19,354.94
Employee medical Expense	\$ 8,000.00		
Expenses-Owners Past Due	\$ 30,000.00	\$ 20,000.00	\$ 47,227.71
Hydrant/Water/Sewer	\$ 25,000.00	\$ 24,000.00	\$ 21,994.21
Insurance	\$ 17,000.00	\$ 20,000.00	\$ 12,371.25
Internet Costs (wireless)	\$ 10,000.00	\$ 1,500.00	\$ 2,179.63
Legal Fees	\$ 8,000.00		\$ 16,701.10
Maint. Bldg/Equip/Repairs	\$ 35,000.00	\$ 36,000.00	\$ 78,030.87
Memberships	\$ 16,000.00	\$ 17,500.00	\$ 15,479.73
Merchandise Purchases	\$ 1,500.00	\$ 1,000.00	\$ 1,635.79
Misc. Charges	\$ 5,000.00	\$ 4,000.00	\$ 4,613.87
Office Costs	\$ 13,500.00	\$ 12,500.00	\$ 13,060.86
Payroll Expenses	\$ 350,000.00	\$ 367,800.00	\$ 362,819.22
Postage/Mailings	\$ 4,000.00	\$ 4,000.00	\$ 3,693.72
Real Estate Taxes Pd	\$ 10,000.00	\$ 17,500.00	\$ 22,000.57
Sanitation/Disposal	\$ 4,000.00	\$ 3,500.00	\$ 3,711.38
Swimming Pool/Hot Tub Costs	\$ 12,000.00	\$ 10,000.00	\$ 12,162.09
Unit Replacements/Additions	\$ 50,000.00	\$ 90,634.00	\$ 83,580.03
Debt Service (Loans)	\$ 40,000.00	\$ 35,000.00	\$ 20,136.80
HOA Reserve Account	\$ 20,492.00	\$-	\$-
<b>TOTALS</b>	<b>\$ 876,434</b>	<b>\$ 871,595</b>	<b>\$ 896,841</b>

# Ballot

To: Secretary of AVR-HOA,

Date: \_\_\_\_\_ Unit(s)/Weeks(s) \_\_\_\_\_

I/We authorize you to cast my/our vote(s) at the annual meeting on Saturday, December 7th, 2013 on the items listed below. Please note that you may still vote in person, however doing so will void this proxy vote. Please note your choice(s) on these items:

Signature(s) \_\_\_\_\_

My mailing address has changed. This is my new mailing address:

1. Vote for the 2014 Budget as proposed (Y/N)

YES       NO

Address \_\_\_\_\_

2. Vote for Board members  
*(Please Vote For 2 ONLY)*

Tony Graziosa       Nancy Oliver  
 Richard Sparrow    Rusty Weymouth

Phone Number \_\_\_\_\_

E-mail Address \_\_\_\_\_

*Giving AVR-HOA this address means you give permission to use for all correspondence*

**Ballots must be received by Friday, December 6, 2013 in order to be counted.**

## **PLEASE TAKE A MINUTE TO HELP US OUT**

On this year's ballot, we have included space for owners to give us corrected mailing information. We can reduce costs by having up-to-date mailing addresses on all owners who prefer to have their resort news mailed to them. For owners who receive their information via e-mail, please make sure we have your best e-mail address on record.

## **CHRISTMAS HOURS**

Once again we will be having shortened Christmas hours so that our employees can enjoy time with their friends and family on Christmas Day. The clubhouse will be open from 10 am to 3 pm only. The clubhouse will be open normal hours from 8am to 9pm all other days during the holiday season. Happy Holidays!

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