

Winter 2014 Newsletter



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

*Check out our
new sign!*

*This new sign is
symbolic of the
new energy that
is going around
Acadia Village
Resort.*

*We are looking to
make 2015
"The Year of
Great Changes".*



CLUBHOUSE EXPANSION

With approval from the Board of Directors, we are looking at expanding the clubhouse and adding more amenities right in the clubhouse. We are looking to expand the game room area, and also add free weights and cardio equipment so that they are located right on resort property. We also plan on buying a new hot tub and putting it in its own area, moving it from the current location by the pool door.

The Board of Directors feel that this expansion is needed to maintain the high

level of customer service for our owners and guests who stay with us. Having an agreement with the Ellsworth Tennis Center has worked well for many years, but having the exercise facility on resort property gives us many options that we don't have right now.

The Board of Directors is looking for comments from owners on what they feel are resort priorities. What do you feel we need to start on first, making the biggest impact for our dollars? Please direct those comments and/or suggestions to Darcy Emerson at the resort. Her e-mail is darcyje@acadiavillageresort.com.

UNIT RENOVATIONS

We plan on doing many unit renovations and improvements over the winter. We will be adding new furniture, new appliances and new carpets in as many units as possible. Townhouse units require the bulk of the improving, but we will also put needed money towards improving the Villas and the Manors as needed.

2014 ANNUAL OWNERS MEETING

The 2014 annual meeting of the Acadia Village Resort Homeowner's Association (AVR-HOA) will be held on Saturday December 6th, 2014 at 1 pm in the clubhouse. Items on the agenda include discussion and voting on the 2015 budget, election of 1 Board Member and any other items that are brought up during the meeting. All owners are invited to attend, hope to see you there!

There will be 2 items to vote on for our owners. There is the vote to accept or refuse the proposed 2015 Budget, which has NO increase in maintenance fees for 2015. There is also one Board Member position open, with George Burgoyne running unopposed. We have also included a couple of questions about use of the amenities at the Ellsworth Tennis Center. Owners can vote in person or by proxy. To vote by proxy, owners must return their ballot by Friday December 5th, 2014. It is your resort and everyone has a right to have their opinion heard.

Owners who stay either Friday or Saturday night AND attend the meeting only pay ½ the standard Owner's rate for their rental. Please let us know at time of booking that you will be attending the meeting.



OWNER'S 2 NIGHT SPECIAL RATES

These special rates are good from 11/1/14 thru 4/1/15, and must be asked for when making the reservation. These rates are based on availability and must be paid for at time of booking. Rental rates start at \$129 for 2 nights in a sleep 4 Villa and go up to 2 nights in a sleep 10 manor for \$239!

WEEKS FOR SALE — UP TO \$1000 OFF CERTAIN WEEKS

We maintain a list of weeks that are for sale by Owner and also by the AVR-HOA. If anyone is interested, please contact the resort and we can provide you with a list of available units. For a limited time, we are offering \$1000 off the sale price of select AVR-HOA weeks. AND you get the 1 year membership into Interval International included! Contact Jim Killam at the resort for more details!!

Weeks for Sale:

57-39-E	\$700.00
15-21	\$700.00
23-45	\$400.00
36-25-E	\$500.00
60-17-O	\$400.00



MEET THIS YEAR'S CANDIDATE FOR THE BOARD POSITION

George Burgoyne and his wife Peggy live in Bangor, and have been owners at Acadia Village Resort since 1992.

George retired from working for the State of Maine, and had been Chairman of Planning Boards and Zoning Boards for Bangor in the past.

They have been owners since 1992. George started attending meetings in 2008 as an alternate, was elected to the Board in 2009 and has been Board President for the past 5 years.

CLUB INTERVAL GOLD (CIG)

This is Interval International's Points-based exchange system. For owners who take multiple vacations every year, this may be the program for you! Owners who use points pay exactly what they use, and they have the flexibility to choose what they need based on that vacation. Contact Jim Killam at the resort or via e-mail at jkillam@acadiavillageresort.com if you have any questions about the Points program.

Anyone who buys a week from the resort (AVR-HOA) receives a complimentary 1 year membership into the Club Interval Gold program. Try it for a year, then decide if it works for you after the year is up.



QUESTION FOR OUR OWNERS

We are wondering how many owners use the facilities at the Ellsworth Tennis Center. We have added a couple of questions on this year's voting ballot concerning the use of the Tennis Center. Please take the time to answer the questions (along with voting on the Budget and Board Member!!) so that we can make some decisions moving forward with the results of the owner survey. THANK YOU!



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 5th, 2014 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 5, 2014 in order to be counted.***



PROPOSED 2015 BUDGET

	PROPOSED 2015	APPROVED 2014	CURRENT 10/1/2013-9/30/2014
INCOME			
Fee/Merchandise Income	\$ 42,000.00	\$ 30,000.00	\$ 34,552.39
Finance Charges	\$ 12,000.00	\$ 14,000.00	\$ 10,190.27
Guest Fees/Services	\$ 500.00	\$ 500.00	\$ 320.00
Maintenance Fees	\$ 729,555.00	\$ 744,992.00	\$ 738,064.00
Misc. Charges/Unit Sales	\$ 20,000.00	\$ 35,000.00	\$ 15,170.47
Rental Income	\$ 31,195.00	\$ 42,000.00	\$ 33,902.42
Real Estate Taxes Billed	\$ 2,000.00	\$ 3,000.00	\$ 4,485.26
Vending/Gift Shop Income	\$ 1,000.00	\$ 1,000.00	\$ 826.62
	\$ 838,250.00	\$ 870,492.00	\$ 837,511.43
EXPENSES			
Advertising	\$ 750.00	\$ 1,000.00	\$ 2,647.21
Bank Fees/Service Charges	\$ 18,000.00	\$ 12,000.00	\$ 17,786.75
Business Expenses	\$ 12,500.00	\$ 16,000.00	\$ 8,875.83
Cable TV	\$ 8,500.00	\$ 7,500.00	\$ 6,554.52
Charitable Contributions	\$ 1,500.00	\$ 1,500.00	\$ 1,238.00
Cleaning Supplies	\$ 17,500.00	\$ 20,000.00	\$ 14,100.67
Electric Costs	\$ 115,000.00	\$ 100,000.00	\$ 114,993.49
Fuel Oil/Propane	\$ 38,000.00	\$ 37,000.00	\$ 35,289.03
Grounds Maintenance	\$ 15,000.00	\$ 16,000.00	\$ 36,895.76
Employee medical Expense		\$ 8,000.00	
Expenses-Owners Past Due	\$ 20,000.00	\$ 30,000.00	\$ 24,022.78
Hydrant/Water/Sewer	\$ 27,500.00	\$ 25,000.00	\$ 24,698.84
Insurance	\$ 18,500.00	\$ 17,000.00	\$ 15,595.80
Internet Costs (wireless)	\$ 8,000.00	\$ 10,000.00	\$ 3,625.50
Legal Fees	\$ 8,000.00	\$ 8,000.00	\$ 4,654.88
Maint. Bldg/Equip/Repairs	\$ 40,000.00	\$ 35,000.00	\$ 43,959.12
Memberships	\$ 17,500.00	\$ 16,000.00	\$ 18,654.39
Merchandise Purchases	\$ 1,500.00	\$ 1,500.00	\$ 730.37
Misc. Charges	\$ 5,000.00	\$ 5,000.00	\$ 5,196.50
Office Costs	\$ 12,500.00	\$ 13,500.00	\$ 11,708.98
Payroll Expenses	\$ 350,000.00	\$ 350,000.00	\$ 348,362.35
Postage/Mailings	\$ 4,500.00	\$ 4,000.00	\$ 3,037.08
Real Estate Taxes Pd	\$ 12,500.00	\$ 10,000.00	\$ 10,383.19
Sanitation/Disposal	\$ 4,500.00	\$ 4,000.00	\$ 4,049.21
Swimming Pool/Hot Tub Costs	\$ 12,000.00	\$ 12,000.00	\$ 5,612.57
Unit Replacements/Additions	\$ 52,000.00	\$ 50,000.00	\$ 16,616.94
Debt Service (Loans)	\$ 3,000.00	\$ 40,000.00	\$ 27,469.06
HOA Reserve Account	\$ 14,500.00	\$ 20,492.00	\$ (1,797.39)
	\$ 838,250.00	\$ 870,492.00	\$ 804,961.43

Ballot

To: Secretary of AVR-HOA,

I/We authorize you to cast my/our vote(s) at the annual meeting on Saturday, December 6th, 2014 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:

1. Vote for the 2015 Budget as proposed (Y/N)
 YES NO
2. Vote for Board members (*Please Vote For 1 ONLY*)
 George Burgoyne _____
3. Have you used the amenities at the Ellsworth Tennis Center as part of your ownership? YES NO
3. If yes, please list approximately how many times a year you use the Tennis Center. 1-5 6-12 13-24 weekly

Date: _____ Unit(s)/Weeks(s) _____

Signature(s) _____

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

Address _____

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 5, 2014 in order to be counted.**



PLEASE NOTE

The Board of Directors has instituted a new policy for credit card payments over the phone. This new policy will add a 3% surcharge to these payments to try to recover the \$10,000+ that the resort is currently paying in credit card fees every year. These fees will allow the resort to put more money back into the resort instead of paying credit card fees out of the budget.



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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