



Summer 2012 Newsletter

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NON-SMOKING RESORT

The Board of Directors is pleased to announce that Acadia Village Resort will become a non-smoking resort effective January 1, 2013. This change will make AVR a more attractive target for Interval International members and also help keep our units healthier for owners and guests who stay in them.

Any owner or guest who violates the non-smoking policy in the units will be subject to cleaning fees and/or fines of up to \$500. As more and more resorts go non-smoking for the healthy environment it creates, the Board of Directors felt that this would be an excellent time to institute this policy.

As we move forward in our continuous efforts to upgrade and update our property, this will only help us in these areas by reducing the unnecessary additional cleanings created by smoking in the units. The Board of Directors would like everyone to cooperate with this new policy and understand why the policy needed to be put in place.

TRIAL OWNERSHIP PROGRAM STARTING AT AVR

We have started a trial ownership program here at Acadia Village Resort to show non-owners the benefits of owning a timeshare without the immediate commitment of having to buy one. We are hopeful that we can attract new owners to the resort in this way, listing our owner benefits and vacation opportunities thru Interval International.

We are offering 1, 2 or 3 year trial ownerships to interested people/families for costs higher than current ownership, but less than current rental rates. If you know anyone who might be interested in becoming a "trial owner", have them contact Jim Killam or Nora Walker at the resort for more details.

WANT TO MAKE \$100?

Effective September 1st, we are offering an extra incentive to bring in new owners to Acadia Village Resort. We are now offering \$100 account credit for any current owner who refers a new owner OR a current owner who buys another week. A new owner must mention the current owner's name as someone who referred them to purchase here.

We are not looking for lists of names of people to contact, we are looking for owners to tell their friends/family/co-workers about timeshare ownership here at AVR and reward them when we get a new owner. The \$100 credit will be applied to the next maintenance fee due for that owner and there is no limit to the number of credits that an owner can earn.

This owner credit will end 12/31/12. Let's get talking!

OWNERS, MAXIMIZE YOUR OWNERSHIP!

Owners have many options when they have to decide how they wish to use their ownership here at Acadia Village Resort. If they plan on depositing with Interval International, it is very important that they remember the 60 day rule. If any Interval member deposits their week less than 60 days from the start of their week, then they will have a Flexchange (restricted) deposit. A restricted deposit means that you have to request your exchange date within 60 days of that travel date. Avoiding Flexchange deposits makes exchanging much easier and owners will have better success in getting their vacation requests. Remember, all resort fees must be paid before Interval deposits will be approved.

Owners at Acadia Village Resort also have the right to put their unit into the rental pool for resort use if they wish. While we encourage all owners to use their weeks all the time, we also understand that this doesn't always happen. By giving owners the opportunity to recoup some or all of their resort fees, this can be another benefit we have for our owners.

We have seen a tremendous increase in resort rentals so far in 2012. There actually have been times that we have turned away rentals because we had no available space. Other times, we have contacted owners for permission to use their unit for rentals, especially long-term rentals.

Owners must pay their resort fees in full in order to be placed into the rental pool. Rental income is determined by when a unit is placed into the pool—first unit in the pool gets the best rental income. Second unit gets second best rental, third gets third best, etc.

Not all owners who put their unit into the rental pool will get rental income. Owners should use their weeks for vacations, not rental income. Rental income checks are usually paid within 2 weeks after the end of an owner's week.

NEW AND IMPROVED!

We've updated our website www.acadiavillageresort.com! We have added newer pictures showing the resort and units in better detail. We have added sections such as past newsletters, items for sale, and news from the Board of Directors. Check us out!

BOARD OPENINGS

There will be two seats on the AVR Board of Directors to be voted on at the annual meeting in December. Jane Fowler and Eric Davis will have served their three year term, and their positions need to be filled. Jane and Eric are both running for re-election. Anyone interested in running for a seat on the AVR Board of Directors must contact Jim Killam, Resort Manager by October 1st so that they can be included on the ballot mailed to the owners later this year.

Board members are expected to attend quarterly meetings at the resort to discuss resort issues and make decisions based on the best interests of the resort and its members. These Board positions are completely voluntary and are important to the continued success of Acadia Village Resort. A more detailed breakdown of Board Member responsibilities can be provided upon request by the resort.

Owners who get involved help make a resort more successful. Please let Jim know if you wish to run for the Board of Directors.



WEEKS TO BID ON, WHO WANTS THEM?

The HOA has four weeks that they will be accepting bids on. The highest bidder on each week becomes the deeded owner of that week! This is not using it for one year, this is deeded ownership! The list of available weeks is below. Check them out and place a bid to get more vacations at low prices.

Winning bidders will be contacted by the resort after the bidding closes on October 15th at 9 pm. Bids must be mailed in, e-mailed in or delivered in person to the resort and received by the deadline. No telephone bids will be accepted! We have some good weeks available, so check them out!

TOWNHOUSE, WEEK 14, EVERY YEAR

*A nice week in early April to start the spring off quietly.
Come to your home resort or use it for exchange,
either way sounds like a vacation to us.*

BID AMOUNT _____

TOWNHOUSE, WEEK 43, EVERY YEAR

*Late fall is a great time to get in one more quiet week before
the snow arrives. If fall foliage in Maine isn't working for you,
use this week over the winter to warm up someplace else.*

BID AMOUNT _____

TOWNHOUSE, WEEK 20, EVERY YEAR

*Late May is a great time to visit AVR before the tourists arrive!
It has above-average trading power for those who
just got to get away from Vacationland.*

BID AMOUNT _____

VILLA, WEEK 47, EVERY YEAR

*Thanksgiving week at AVR is a great way to spend quality
family time over this holiday. Another way is to split up this
lock-off unit for 2 weeks vacation someplace else.*

BID AMOUNT _____

Name _____

Address _____

The resort reserves the right to refuse bids from owners not in good standing with their resort fees on units that they currently own. Please contact Jim at the resort if you have any questions. Thanks for bidding!

