

Winter 2012 Newsletter



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

2012 ANNUAL OWNER'S MEETING

The 2012 annual meeting of the Acadia Village Resort Homeowner's Association (AVR-HOA) will be held on Saturday December 1st, 2012 at 1pm in the Resort clubhouse.

Items on the agenda include discussion and voting on the 2013 Budget, election of new officers and all other issues that are brought up for discussion. All owners are invited to attend and we hope to see you there!

WHAT OWNERS ARE VOTING ON THIS YEAR

This year there are 2 items on the ballot for owners to vote on. Owners need to vote on the 2013 Budget which contains no proposed maintenance fee increase. Because the increase in resort fees for 2012 has been successful in generating needed revenue for resort improvements, no further increases are budgeted for 2013.

There are two Board positions open for owners to decide on. There are 3 candidates running for the 2 open positions, so please take a few moments to read the short biographies that they submitted and vote for your top 2 choices.

As always, owners can vote in person or by proxy. To vote by proxy by returning their vote via postal mail before the start of the annual meeting Saturday December 1st, 2012.

REMINDER ABOUT NON-SMOKING POLICY STARTING JANUARY 1ST

This is another reminder to owners that the no-smoking policy will be effective on January 1st, 2013. Smoking will no longer be allowed in the units. We have notified Interval International also of our new policy. We hope everyone understands the reasoning for this new policy and that we can drastically reduce the number of units that we have had to place out of service for additional cleaning due to smoking in the units.

DEEDBACK PROGRAM

As a reminder to our owners, the AVR deedback program is a safe option for owners who do not wish to own their timeshare anymore. By paying the resort \$399 and being current with resort fees and taxes, an owner can safely deed their week back to the resort and not worry about being scammed by any resale companies.

This program also provides more available weeks for anyone looking to purchase a week here at AVR. We continue to be very popular with owners and guests who stay here and recognize what an excellent value we are for anyone looking for more vacation time. Contact Jim or Nora at the resort for more details.

ITEMS FOR SALE

We have used recliners available for sale for \$25 each. We have purchased 14 new recliners for the units and need to sell the ones we replaced quickly. We also will have used stoves, refrigerators, couches, etc. available as we purchase new ones. For further information, contact Jim or Nora for more details.

SPECIAL RENTAL RATES FOR THE ANNUAL MEETING

Owners who wish to attend the annual meeting are offered special rental rates. Any owners who stay Friday or Saturday and attend the meeting will only have to pay ½ the standard owner's rate for their rental. Any owners who wish to stay both nights can use the popular 2 night coupon rates which run from 11/1/12 to 4/20/13 and are based on unit availability.

1 bedroom Villa	\$129 + 7% tax	\$ 138.03
1 bedroom Manor	\$139 + 7% tax	\$ 148.73
2 bedroom Villa or Townhouse	\$159 + 7% tax	\$ 170.13
2 bedroom Manor	\$169 + 7% tax	\$ 180.83
3 bedroom Manor	\$239 + 7% tax	\$ 255.73

BEST DEAL EVER ON BONUS WEEKS!

We are offering ½ price Bonus weeks to be deposited into an owner's Interval account for exchange purposes only. These special rates are only good thru the end of March 2013, so call and take advantage of these special deals before someone else does!

1 bedroom	sleep 4	\$100
2 bedroom	sleep 6	\$188
2 bedroom	sleep 8	\$198
3 bedroom	sleep 10	\$276

(very few available!)



RESORT IMPROVEMENTS SCHEDULED

We continue to replace older box TVs in the townhouses with 32" flat screen models, just a few left to do. We ordered 14 new recliners and 3 smooth-top stoves for the units. We repaved part of Resort Way, replaced the shingles on building 3 (Units 31-36), and ordered 6 queen and 12 twin mattresses and box springs. We have completed the expansion of the back decks in the townhouses.

For Spring 2013, we plan on replacing the shingles in building 2 (Units 21-26) also with the final order of 6 queen and 12 twin mattresses and box springs for the townhouses. We will be remodeling in Building 1 (Units 11-16) in the downstairs bathroom, master bathroom and kitchen areas. We will be replacing many couches in the villas and also working on better lighting in all units.



MEET THE CANDIDATES FOR THE HOA BOARD

Eric Davis

I live in Owls Head, Maine with my wife Laura and we have been owners at AVR since 2001. We also own timeshares in Rockland, Maine, Williamsburg, Virginia and Aruba and have enjoyed exchanges in both the US and islands of the Caribbean. After working in the Information Technology departments of two Maine-based banks for a total of 18 years, I "switched gears" and for the past five years have enjoyed being the Optician for an Ophthalmology practice in Rockland, Maine.

I am a Maine native and avid lighthouse lover, and I currently serve as the Chair of the Friends of Rockland Harbor Lights, a local chapter of the non-profit American Lighthouse Foundation, where I also sit on its Board as President.

I started attending Board meetings early on in my ownership, became an alternate in 2007, and was elected to the Board in 2009. I feel that the HOA is headed in the right direction and would like to remain serving on the Board to ensure its continued growth and health progress toward that end.

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 resort's 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 really 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!

Jane Fowler

I am married to Jay Fowler and we are residents of Lamoine. We have owned 2 weeks here at AVR since 1988. For 22 years, we have owned 2 weeks in Lido Key, Florida. For over 40 years, my husband and I have owned and operated a construction business.

I have a business education as well as experience. I am also a CMA (Certified Maine Assessor) and have served the Town of Lamoine for many years.

I have been a member of the AVR Board since 2008. I know we have many challenges to meet and would like to continue working for the HOA as the resort makes steady progress with improvements.



VOTING FOR BOARD MEMBERS & THE BUDGET

On the reverse is the ballot that needs to be filled out and returned to the resort if you wish to vote on any or all of the items. Please cut or tear off the ballot, cast your vote(s), and return the ballot by Friday, November 30 to:

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

Ballots must be received by Friday, November 30, 2012 in order to be counted.



PROPOSED 2013 BUDGET

<u>INCOME</u>	<u>2013 Budget</u>	<u>2012 Budget</u>	<u>Actual Figures 9/1/11-8/31/12</u>
FEE/MERCHANDISE INCOME	\$ 20,000	\$ 12,500	\$ 26,533
FINANCE CHARGES	\$ 14,000	\$ 14,000	\$ 14,576
GUEST FEES + SERVICES	\$ 500	\$ 750	\$ 270
MAINTENANCE FEES	\$ 762,934	\$ 762,845	\$ 821,871
MISC. CHARGES/UNIT SALES	\$ 28,000	\$ 25,000	\$ 33,298
RENTAL INCOME (NET)	\$ 37,500	\$ 35,000	\$ 31,571
TAXES BILLED (NON-DEEDED OWNERS)	\$ 11,000	\$ 20,000	\$ 13,618
VENDING/GIFT SHOP INCOME	\$ 2,500	\$ 1,500	\$ 2,522
TOTALS	\$ 876,434	\$ 871,595	\$ 944,259
<u>EXPENSES</u>			
ADVERTISING	\$ 1,000	\$ 2,000	\$ 3,949
BANK FEES/SERVICE CHARGES	\$ 17,500	\$ 14,000	\$ 17,078
BUILDING/EQUIPMENT REPAIRS	\$ 36,000	\$ 40,000	\$ 36,536
BUSINESS EXPENSES	\$ 14,000	\$ 12,000	\$ 16,059
CABLE TV	\$ 7,500	\$ 6,500	\$ 6,368
CHARITABLE CONTRIBUTIONS	\$ 1,000	\$ 750	\$ 1,589
CLEANING SUPPLIES	\$ 17,500	\$ 17,500	\$ 16,190
ELECTRIC COSTS	\$ 100,000	\$ 100,000	\$ 95,638
EXPENSES-OWNER WRITE-OFFS	\$ 20,000	\$ 40,000	\$ 86,479
FUEL OIL/PROPANE	\$ 37,000	\$ 36,500	\$ 37,304
GROUNDS MAINTENANCE	\$ 16,000	\$ 20,000	\$ 6,575
HYDRANT/WATER/SEWER	\$ 24,000	\$ 28,000	\$ 23,324
INSURANCE	\$ 20,000	\$ 20,000	\$ 18,170
INTERNET COSTS	\$ 4,500	\$ 1,500	\$ 1,309
MEMBERSHIPS	\$ 17,500	\$ 17,500	\$ 15,586
MERCHANDISE PURCHASES FOR RE-SALE	\$ 1,000	\$ 1,500	\$ 695
MISC. CHARGES	\$ 4,000	\$ 2,500	\$ 5,051
OFFICE COSTS	\$ 12,500	\$ 14,500	\$ 18,037
PAYROLL EXPENSES	\$ 364,800	\$ 360,000	\$ 352,430
POSTAGE + MAILINGS	\$ 4,000	\$ 4,000	\$ 4,184
REAL ESTATE TAXES PAID	\$ 17,500	\$ 25,000	\$ 19,372
SANITATION/DISPOSAL	\$ 3,500	\$ 5,000	\$ 3,484
SWIMMING POOL/HOT TUB COSTS	\$ 10,000	\$ 10,000	\$ 16,294
UNIT REPLACEMENTS/ADDITIONS	\$ 70,634	\$ 62,845	\$ 31,131
DEBT SERVICE (LOANS)	\$ 35,000	\$ 15,000	\$ 16,484
HOA RESERVE ACCOUNT	\$ 20,000	\$ 15,000	\$ 47,525
TOTALS	\$ 876,434	\$ 871,595	\$ 896,841

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