



Winter 2011 Newsletter

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

2011 ANNUAL OWNER'S MEETING

The 2011 annual meeting of the Acadia Village Resort Homeowner's Association (AVR-HOA) will be held Saturday, December 3rd, 2011 at 10am in the Resort clubhouse.

Items on the agenda include discussion and voting on the 2012 budget, election of new officers, and all other issues that are brought up for discussion. Hope to see you there!



SPECIAL RENTAL RATES FOR THE ANNUAL MEETING

To make it easier for owners to attend the annual meeting, we are offering special one night rates for owners attending the meeting. Any owners staying Friday or Saturday and attending the meeting would pay 1/2 the standard owner's rate. Any owners wishing to stay 2 nights may use the owner 2-night discount special rates (listed below) for the best deal.

1 Bedroom Villa	\$ 119.00 plus 7% tax (\$ 8.33) = \$ 127.33
1 Bedroom Manor	\$ 124.00 plus 7% tax (\$ 8.68) = \$ 132.68
2 Bedroom Villa/Twnhse	\$ 149.00 plus 7% tax (\$10.43)= \$ 159.43
2 Bedroom Manor	\$ 159.00 plus 7% tax (\$11.13)= \$ 170.13
3 Bedroom Manor	\$ 229.00 plus 7% tax (\$16.03)= \$ 245.03

These rates are for 2 nights from 11/1/11 to 4/30/12 based on unit availability.



CHRISTMAS HOURS AT AVR

The clubhouse will be open from noon to 5pm on Christmas Day. This will be the only day during the holidays that the clubhouse will have shortened hours. All other days the clubhouse will be open regular hours which are 8am to 9pm. Happy Holidays!



CHECK-IN DATES

We can never stress this enough—please know your check-in dates! It is not the HOA's responsibility to tell owners when their week starts. We do this as a courtesy for our owners when we can! The HOA takes no responsibility for owners who show up at an incorrect date.

OWNER'S VOTES NEEDED!

This year there are 2 items on the ballot for owners to vote on. First, there are two open positions on the AVR Board of Directors. We have 4 candidates running for the two open spots, so please take the time to read their biographies and vote for your top 2 choices.

The 2012 Budget is also on the ballot for owners to decide. After 3 years of no maintenance fee increases, the 2012 Budget includes a 15% maintenance fee increase. This additional revenue would allow the Resort to continue necessary repairs and upgrades to the units, therefore keeping Acadia Village Resort as a preferred property in the Interval International exchange system.

Please take a few minutes to review these voting issues before voting. As always, owners can vote in person at the annual meeting or by proxy by returning their vote via mail before the start of the annual meeting on December 3rd, 2011.

NEW POLICY APPROVED BY BOARD OF DIRECTORS

The Board of Directors has approved a new policy for owners who wish to turn their unit back to the Homeowner's Association (HOA). Any owner who wishes to turn their deeded unit back to the HOA can do so for a fee of \$350. All resort fees and taxes have to be current on that property before the HOA can accept the property back.

This gives owners a safe option to transfer their ownership of their timeshare and also helps the HOA manage the resort inventory better. Some owners have paid money for companies to sell their timeshare and have lost their money because the company fails to deliver on its promises. Other owners have paid money to companies that transfer ownership to a "Shell" company, one that exists only on paper. These companies do not pay maintenance fees, real estate taxes, and only exist to "rip off" timeshare owners in any way they can. It takes 3 years for the City of Ellsworth to foreclose on these "Shell" companies and get the property into the hands of someone who wants to use it for vacations.

Any offer that owners receive about selling their timeshare is probably a scam. If it sounds too good to be true, then it probably is! The HOA has an agreement with LLK Marketing about selling weeks, but not with any other company. If you receive a phone call about selling your timeshare, be very cautious! Do not pay large amounts of money to a company to list it for resale, this is probably a scam! If you are not sure, get their name and phone number and check them out. Call the resort if you have questions! These companies will promise you big money for selling, but usually just scam timeshare owners out of hundreds or thousands of dollars.



INTERVAL INTERNATIONAL PROCEDURES

As a reminder to new (and old) owners, we would like to review Interval International's policies on depositing your week here at AVR.

Owners must pay their resort fees fully before their deposit will be approved. Owners who have not paid their fees will be placed on a 10 day hold. If the resort fees are not paid within the 10 day period, II will cancel the deposit and the owner must redeposit their week with II after the resort fees have been paid.

Owners who deposit their week within 60 days from the start of their week will have a restricted deposit. Restricted deposits limit the time in advance that an owner can exchange their week with II.

Owners who deposit their week within 30 days from the start of their week are not placed on a 10 day hold list if they are not current with the resort. The owner would have to redeposit their week after paying the resort fees.

II will not accept any weeks less than 14 days from the start of an owner's week. Please be aware of the start date of your week! The resort will not accept any responsibility for owners who do not follow these II policies. If you have any questions, you can review these policies in the front section of your Interval International book or you can contact the resort at (207) 667-6228.



AVR WEEKS UP FOR BID

We have contacted all winning bidders for the 5 AVR weeks that were put up for bid. Thanks to all the people who bid on these weeks, all weeks had multiple bids on them. The HOA still has some weeks available if anyone is looking for more vacation time. Please contact Jim or Nora if you have any questions.



NEW SPACE IN THE CLUBHOUSE

We have created a new reading room/computer room for our owners and guests! We have added a computer + printer for owner/guest use during their stay, and will be adding a flat screen TV also. This additional space should make it easier for people to check their e-mails, print boarding passes, and also give more space in the ping-pong room.

POLL RESULTS!

Thanks to all owners who took the time to respond to the poll questions! We had more than 130 responses and the results are listed below. We will be using this information in our decisions moving forward to make Acadia Village Resort the best it can be.

Question #1

Would you be interested in adding RCI as another option for an exchange company?

Yes 64.4 % No 35.6 %

Question #2

If yes, would you be willing to join for a minimum of 3 years?

Yes 75.0 % No 25.0 %

Question #3

Are you a current member of Interval International?

Yes 89.8 % No 10.2 %

Question #4

If yes, are you satisfied with your Interval International membership?

Yes 82.5 % No 17.5 %

Question #5

Would you be in favor of making Acadia Village Resort a non-smoking resort? (No smoking in the units)

Yes 88.9 % No 11.1 %

Question #6

Do you think making Acadia Village Resort a non-smoking resort would make us more popular with Interval International?

Yes 82.4 % No 17.6 %



LET'S UPDATE OWNER INFORMATION TODAY

Please remember to provide the resort with new information whenever necessary. It saves the resort money, time, and effort when we have current mailing and telephone information on an owner. Please take the time to update all contact information including e-mail addresses whenever changes need to be made. Thank you!



WHAT DO YOU OWN?

Please take a few minutes before calling the resort to make sure you have your unit/week information. This will make sure the front desk staff have the correct information in front of them when you call, and also makes sure all payments are credited to the right account.



PROPOSED 2012 BUDGET

Last Fiscal Year
09/01/10 - 08/31/11

INCOME

FEE/MERCHANDISE INCOME	\$ 12,500.00	\$ 17,981.70
FINANCE CHARGES	\$ 14,000.00	\$ 15,227.86
GUEST FEES/SERVICES	\$ 750.00	\$ 395.00
MAINTENANCE FEES	\$ 762,845.00	\$ 686,279.24
MISC. CHARGES/UNIT SALES	\$ 25,000.00	\$ 46,271.27
RENTAL INCOME	\$ 35,000.00	\$ 48,477.22
REAL ESTATE TAXES BILLED	\$ 20,000.00	\$ 41,438.91
VENDING/GIFT SHOP INCOME	\$ 1,500.00	\$ 936.69
TOTAL INCOME	\$ 871,595.00	\$ 857,007.89

EXPENSES

ADVERTISING	\$ 2,000.00	\$ 2,143.59
BANK FEES/SERVICE CHARGES	\$ 14,000.00	\$ 11,368.08
BUSINESS EXPENSES	\$ 12,000.00	\$ 12,455.06
CABLE TV	\$ 6,500.00	\$ 5,950.51
CHARITABLE CONTRIBUTIONS	\$ 750.00	\$ 702.00
CLEANING SUPPLIES	\$ 17,500.00	\$ 16,480.53
ELECTRIC COSTS	\$ 100,000.00	\$ 99,912.37
FUEL OIL/PROPANE	\$ 36,500.00	\$ 38,338.89
GROUNDS MAINTENANCE	\$ 20,000.00	\$ 18,110.31
EXPENSES-OWNERS PAST DUE	\$ 40,000.00	\$ 70,007.01
HYDRANT/WATER/SEWER	\$ 28,000.00	\$ 22,857.82
INSURANCE	\$ 20,000.00	\$ 19,279.50
INTERNET COSTS (wireless)	\$ 1,500.00	\$ 839.40
MAINT. (BLDG/EQUIPMENT) REPAIRS	\$ 40,000.00	\$ 36,451.94
MEMBERSHIPS	\$ 17,500.00	\$ 16,634.97
MERCHANDISE PURCHASES	\$ 1,500.00	\$ 929.27
MISC. CHARGES	\$ 2,500.00	\$ 3,300.25
OFFICE COSTS	\$ 14,500.00	\$ 10,990.59
PAYROLL EXPENSES	\$ 360,000.00	\$ 365,356.38
POSTAGE/MAILINGS	\$ 4,000.00	\$ 2,984.91
REAL ESTATE TAXES PD	\$ 25,000.00	\$ 45,726.71
SANITATION/DISPOSAL	\$ 5,000.00	\$ 4,540.01
SWIMMING POOL/HOT TUB COSTS	\$ 10,000.00	\$ 6,699.82
UNIT REPLACEMENTS/ADDITIONS	\$ 62,845.00	\$ 27,740.79
ZEPHER LOAN	\$ 15,000.00	\$ 13,493.94
HOA RESERVE ACCOUNT	\$ 15,000.00	\$ (13,174.01)
TOTAL EXPENSES	\$ 871,595.00	\$ 840,120.64



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, December 2nd to:

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

Ballots must be received by Friday, December 2nd, 2011 in order to be counted.



MEET THE CANDIDATES FOR THE HOA BOARD

Janice Buckingham

Janice grew up locally in Addison and graduated from Narraguagus High School. She has a BA from University of Maine/Machias. Janice is married and currently works locally at Merrill Blueberry Farms. She has owned at AVR since 2006.

She has used her timeshares on many exchanges, going to Florida, Pennsylvania, Vermont, Canada, and also northern Maine. She also likes to use the resort facilities often, and loves to bring her grandchildren to the resort for swimming or to use the playground.

George Burgoyne

George Burgoyne and his wife Peggy live in Bangor, and have been owners since 1992. George recently 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 3 years.

Marilyn Gaspar

Marilyn is a life-long resident of Ellsworth and currently is a licensed P&C insurance agent. Marilyn and her husband Fred own 2 weeks here at Acadia Village Resort and have been owners at several resorts for almost 30 years.

Marilyn has been involved here at AVR as an owner, salesperson, Board member and also Resort Manager from 1997-2004. She also was Resort Manager at Harbor Ridge in Southwest Harbor from 1992-1996. She feels she can bring her extensive resort knowledge to the table and would feel honored to serve as a Board member.

Tony Graziosa

Tony is a Connecticut native and married to Sara, a local Mainer from Mt. Desert Island. They have 3 children and 6 grandchildren and enjoy gardening and fishing when they are not vacationing. They enjoy traveling to Cancun, Orlando, Williamsburg and also New England. They own 3 weeks here at AVR.

Tony has been involved in timesharing since the mid 1980's and has owned at resorts in Mexico, South Africa and the US. He has been a member of both Interval International and RCI for exchanging. Tony is a lifetime member of the Timeshare Users Group (TUG) and is on the executive staff of Timeshare Forums.

