



Winter 2017 Newsletter

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

NOTICE FOR 2017 ANNUAL OWNER'S MEETING

The 2017 annual meeting of the Acadia Village Resort Home Owner's Association (AVR-HOA) will be held Saturday December 2, 2017 at 10am in the Clubhouse. Items on the agenda include discussion and voting on the 2018 Budget and election of 1 Board Member to the Board of Directors.

We are proposing a \$10 increase across the Board for all units. This would change the annual fees for Townhouses to \$410, Villas to \$433, and Manors to \$598. In voting on the proposed increase for 2018, please remember that we had NO increase in 2017.

There are 3 candidates running for the open position. Marilyn Gaspar has nearly completed her term on the Board, and we would like to thank her for her knowledge and dedication to Acadia Village Resort. It was great to have her on the Board, thanks again Marilyn!

Please look at the biographies of the 3 Owners running, and vote for 1. This is a 3 year term starting with the Quarterly Board Meeting following the Annual Owners meeting.

RESORT UPDATES

We are continuing to see lots of excitement about the completed addition. Owners are coming in and using the exercise equipment, and loving the new upgrades.

We are adding lots of new Owners, over 50 since the start of the year. This will mean more maintenance fee income for the resort, helping us upgrade the resort quicker than we had planned. These new Owners are mostly local families, excited about using the amenities here and taking great family vacations year after year. The Resort Staff has been very busy answering lots of questions from the new Owners, and we hope to continue adding new Owners throughout the Fall and Winter seasons.

We also offer assistance to Owners who are looking to sell their timeshare here at AVR. Inside this Newsletter, we have listed some Owner's weeks for sale that need a quick sale for various reasons. These prices are not a true value of the weeks here at AVR, but are low because the Owners need the sale done as soon as possible.

SPECIAL OWNER'S MEETING RENTAL RATE

We offer special rental rates for Owners who wish to attend the annual Owner's meeting on December 2, 2017. Owners who stay Friday or Saturday night AND attend the meeting only pay ½ of the standard Owner rate for their rental.

LET'S MEET THE CANDIDATES RUNNING FOR THE BOARD OF DIRECTORS!

Amanda Look

Amanda lives with her husband Nicholas and daughter Mia in Ellsworth. She became an Owner in 2010, and has since purchased 2 additional units. She has thoroughly enjoyed her timeshare ownership experience and has traded her units to many destinations including Aruba, Florida, Las Vegas and the Bahamas. In addition to trading her units, she has also stayed at AVR many times with her family.

Amanda has also helped promote AVR, helping many of her family and friends become Owners here at AVR, and wishes to become more involved with the resort by getting on the Board of Directors. She is interested in seeing the resort grow and continuing to improve the guest experience. Amanda is employed by Franklin Savings Bank in Ellsworth, and has served on several local Boards including the Down East Family YMCA and Washington Hancock Community Agency.

Marc Rich

Marc Rich owns a travel/tour company OrientationsTravel.com. He has practiced real estate in four states over twenty-five years and is presently licensed with Berkshire Hathaway Ellsworth. During his time in Hawaii, Marc was licensed to sell time shares and worked selling houses and units for a Developer at Waikoloa.

Marc has served on numerous Boards including Habitat for Humanity, Ellensburg Downtown Association, Kittitas County Association of Realtors, Washington Association of Realtors, and Northern New Mexico Animal Protection Society. He is a proud Rotarian of many years. In his spare time he enjoys gardening, cooking, volunteering, traveling the world and sailing.

Larry Wilson

Larry has lived in Ellsworth all his life. He married his high school girlfriend Susan and they have 2 sons and 3 grandsons. He is retiring this year from his job as Public Works Director for the City of Ellsworth. He has enjoyed working with and watching the City grow into what it has become today. He will continue to own and run Wilson's Tree Service, his business for the last 27 years.

Larry feels that with his knowledge of maintaining the City's infrastructure and doing budgets for 3 different departments, he would make a good Board Member.



WEEKS FOR SALE

The following units are for sale at below-market prices to assist some of our current AVR Owners in quickly selling their unit. Please contact Jim or Abby at the resort if you are interested in adding a week at a great price. All prices include deed transfer paperwork and recording fees.

Townhouse	Every year	week 37	\$ 800
Townhouse	Every year	week 19	\$ 900
Townhouse	Odd years only	week 31	\$ 900
Villa	Even years only	week 28	\$ 900
Manor	Even years only	week 24	\$ 1500



VOTING FOR BOARD

MEMBERS & THE 2018 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 1st, 2017 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 1, 2017 in order to be counted.**



PROPOSED 2018 BUDGET

A	B	C	D	E
	PROPOSED	APPROVED	THRU 10/01/2017	% OF 2017 BUDGET
	2018	2017		
INCOME				
Fee/Merchandise Income	\$ 25,000.00	\$ 30,000.00	\$ 19,382.65	64.61%
Finance Charges	\$ 15,000.00	\$ 17,000.00	\$ 5,714.74	33.62%
Guest Fees/Services	\$ 1,000.00	\$ 1,000.00	\$ 130.00	13.00%
Maintenance Fees	\$ 745,100.00	\$ 765,000.00	\$ 826,037.78	107.98%
Misc. Charges/Unit Sales	\$ 30,000.00	\$ 15,000.00	\$ 24,871.60	165.81%
Rental Income	\$ 50,000.00	\$ 32,500.00	\$ 38,001.69	116.93%
Real Estate Taxes Billed	\$ 1,250.00	\$ 2,000.00	\$ 1,078.39	53.92%
Vending/Gift Shop Income	\$ 1,500.00	\$ 2,500.00	\$ 821.62	32.86%
LOAN		\$ 250,000.00	\$ 224,485.18	89.79%
	\$ 868,850.00	\$ 1,115,000.00	\$ 1,140,523.65	102.29%
EXPENSES				
Advertising	\$ 1,500.00	\$ 1,000.00	\$ 1,610.96	161.10%
Bank Fees/Service Charges	\$ 17,500.00	\$ 15,000.00	\$ 17,238.02	114.92%
Business Expenses	\$ 8,000.00	\$ 10,000.00	\$ 7,633.96	76.34%
Cable TV	\$ 8,000.00	\$ 8,000.00	\$ 5,793.07	72.41%
Charitable Contributions	\$ 600.00	\$ 1,500.00	\$ 95.00	6.33%
Cleaning Supplies	\$ 16,000.00	\$ 16,000.00	\$ 12,646.68	79.04%
Electric Costs	\$ 110,000.00	\$ 120,000.00	\$ 90,134.15	75.11%
Fuel Oil/Propane	\$ 30,000.00	\$ 32,000.00	\$ 16,667.47	52.09%
Grounds Maintenance	\$ 25,000.00	\$ 30,000.00	\$ 18,009.55	60.03%
Expenses-Owners Past Due	\$ 10,000.00	\$ 10,000.00	\$ 19,494.34	194.94%
Hydrant/Water/Sewer	\$ 30,000.00	\$ 35,000.00	\$ 19,596.56	55.99%
Insurance	\$ 20,000.00	\$ 18,500.00	\$ 13,992.00	75.63%
Internet Costs (wireless)	\$ 9,000.00	\$ 4,000.00	\$ 6,264.92	156.62%
Legal Fees	\$ 3,000.00	\$ 5,000.00	\$ 1,712.10	34.24%
Maint. Bldg/Equip/Repairs	\$ 35,000.00	\$ 50,000.00	\$ 18,241.55	36.48%
Memberships	\$ 2,000.00	\$ 4,000.00	\$ 745.00	18.63%
Merchandise Purchases	\$ 750.00	\$ 4,000.00	\$ 370.17	9.25%
Misc. Charges	\$ 2,000.00	\$ 2,000.00	\$ 6,361.24	318.06%
Office Costs	\$ 17,000.00	\$ 12,500.00	\$ 15,602.78	124.82%
Payroll Expenses/Emp. Ben.	\$ 395,000.00	\$ 360,000.00	\$ 331,683.60	92.13%
Postage/Mailings	\$ 4,000.00	\$ 4,000.00	\$ 3,613.52	90.34%
Real Estate Taxes Pd	\$ 10,000.00	\$ 8,000.00	\$ 14,824.83	185.31%
Refunds	\$ 1,500.00	\$ -	\$ 735.75	
Sanitation/Disposal	\$ 6,000.00	\$ 4,500.00	\$ 4,976.64	110.59%
Swimming Pool/Hot Tub Costs	\$ 17,000.00	\$ 20,000.00	\$ 24,231.14	121.16%
Unit Replacements/Additions	\$ 30,000.00	\$ 150,000.00	\$ 54,003.67	36.00%
Debt Service (Loan+Credit Line)	\$ 50,000.00	\$ 45,000.00	\$ 45,788.17	101.75%
HOA Reserve Account	\$ 10,000.00	\$ 20,000.00	\$ (7,988.23)	-39.94%
CLUBHOUSE ADDITION		\$ 125,000.00	\$ 182,447.68	145.96%
	\$ 868,850.00	\$ 1,115,000.00	\$ 926,526.29	83.10%

Ballot

To: Secretary of AVR-HOA,

I/We authorize you to cast my/our vote(s) at the annual meeting on Saturday, December 2nd, 2017 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:

- | | |
|---|---|
| <p>1. Vote for the 2018 Budget as proposed (Y/N)</p> <p><input type="checkbox"/> YES <input type="checkbox"/> NO</p> | <p>2. Vote for a Board Member
<i>(Please vote for one candidate)</i></p> <p><input type="checkbox"/> Amanda Look
<input type="checkbox"/> Marc Rich
<input type="checkbox"/> Larry Wilson</p> |
|---|---|

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

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HOLIDAY HOURS FOR AVR CLUBHOUSE

The Clubhouse will be open from noon to 5pm on Christmas Day. This will allow our employees to spend the day with friends and family to celebrate the holiday. Normal clubhouse hours will resume the day after Christmas.

