
ACADIA VILLAGE RESORT 2015 Winter Newsletter



2015 Annual Owners Meeting

The 2015 annual meeting of the Acadia Village Resort Homeowner's Association (AVR-HOA) will be held on Saturday December 5th, 2015 at 10am in the clubhouse.

Items on the agenda include discussion and voting on the 2016 budget, election of 2 Board Members and any other items that are brought up during the meeting. All owners are invited to attend and express their opinions. We hope to see you there!

What owners are voting on this year

This year there are two items for owners to vote on. First, there is the 2016 budget which includes a proposed 2% maintenance fee increase. As the resort continues to move forward the Board of Directors feel this small increase is necessary to keep the resort in a solid financial position now and for the future.

Second, there are two open Board positions and seven candidates to choose from. Please take a few minutes to look at the candidates and their backgrounds before making your choices.

As always, owners can vote in person or by proxy. To vote by proxy owners must return their vote via postal mail before the start of the annual meeting Saturday December 5th, 2015. Please be sure to mark your envelopes "Ballot Enclosed".

Proposed 2016 Budget

<i>Income</i>		<i>Approved 2015</i>	<i>Current</i>
Fee/Merchandise Income	44,000.00	42,000	28,218.00
Finance Charges	17,000.00	12,000	4,888.00
Guest Fees/Services	1,000.00	500.00	130.00
Maintenance Fees	738,320.00	729,555.00	732,374.00

Misc. Charges/Unit Sales	20,000.00	20,000.00	8,337.00
Rental Income	31,195.00	31,195.00	49,880.00
Real Estate Tax Billed	2,000.00	2,000.00	9,014.00
Vending/Gift Shop Income	1,500.00	1,000.00	500.00
<i>Total</i>	<i>855,015.00</i>	<i>838,250.00</i>	<i>833,341.00</i>
<i>Expenses</i>			
Advertising	750.00	750.00	3,075.00
Bank Fees & Service Charges	18,000.00	18,000.00	12,276.00
Business Expense	12,500.00	12,500.00	15,289.00
Cable TV	8,500.00	8,500.00	6,114.00
Charitable Contributions	1,500.00	1,500.00	648.00
Cleaning Supplies	17,500.00	17,500.00	14,170.00
Electricity	122,000.00	115,000.00	127,683.00
Fuel Oil & Propane	34,000.00	38,000.00	24,765.00
Grounds Maintenance	15,000.00	15,000.00	33,124.00
Employee Medical Expense	2,000.00	0.00	2,612.00
Expense - Owner Past Due	20,000.00	20,000.00	18,283.00
Hydrant/Water/Sewer	27,500.00	27,500.00	20,936.00
Insurance	18,500.00	18,500.00	17,419.00
Internet/WiFi	8,000.00	8,000.00	1,601.00
Legal Services	8,000.00	8,000.00	2,722.00
Maint: Building/Equip/Repairs	40,000.00	40,000.00	46,461.00
Memberships	17,500.00	17,500.00	3,720.00
Merchandise Purchases	1,500.00	1,500.00	588.00
Misc. Charges	2,000.00	5,000.00	5,643.00

Office Costs	12,500.00	12,500.00	22,345.00
Payroll	350,000.00	350,000.00	349,795.00
Postage & Mailings	4,500.00	4,500.00	2,477.00
Real Estate Tax Paid	12,500.00	12,500.00	20,083.00
Waste Disposal	4,500.00	4,500.00	3,664.00
Swimming Pool & Hot Tub	12,000.00	12,000.00	6,224.00
General Unit Upgrades & Enhancements	54,000.00	52,000.00	53,730.00
Debt Service/Loans	15,000.00	3,000.00	N/A
HOA Reserve Account	15,265.00	14,500.00	N/A
<i>Total</i>	<i>855,015.00</i>	<i>838,250.00</i>	<i>815,447.00</i>

These budget figures reflect a 2% increase, if approved they would increase the yearly maintenance fees as follows:

Townhouses from \$393 to \$400

Villas from \$415 to \$423

Manors from \$577 to \$588

Special Rental Rates!!!

We offer special rental rates for owners who wish to attend the annual owners meeting on December 5th, 2015. Owners who stay Friday or Saturday night AND attend the meeting only pay ½ of the standard owners rate for their rental.

We have slightly increased the “Owner Special” two night rental rates from previous years. These rates are valid from November 1st, 2015 through April 10th, 2016. Please see the chart below reflecting the updated rental amounts. Please remember that when paying with a credit or debit card a 3% surcharge applies to the total amount.

1 bedroom Villa	\$149 + 8% tax	\$160.92
1 bedroom Manor	\$159 + 8% tax	\$171.72
2 bedroom Townhouse/Villa	\$179 + 8% tax	\$193.32
2 bedroom Manor	\$189 + 8% tax	\$204.12
3 bedroom Manor	\$259 + 8% tax	\$279.72

As always, rentals are based upon availability so make those reservations early!

Resort Improvement Updates

Furniture and grounds have been the main focus throughout the year. We have made many improvements to the grounds. Flowers have been planted; retaining walls have been rebuilt and many nuisance trees and brush have been removed. We have also moved the dumpsters and created an enclosure for them making the property much more visually appealing to arriving guests and owners. The reception area has been improved with new furnishings, decor and paint making it much more warm and welcoming.

We have been working to replace many mattresses and couches in all the units. Most of the mattresses have been under warranty so that has helped save us on cost even though we have had to buy a few new ones in town to supplement during shipping time. Couches, recliners and coffee tables have been replaced as necessary.

We are continuing to work in and around the units to improve the resort to make it a true vacation destination resort. Your comments and/or suggestions are always greatly appreciated.

As we have done in the past, we will be prioritizing our unit improvements, focusing on the appliances and furniture that needs replacing first. We hope our owners have seen the progress we have made and look to continue that over the slower winter months.

Let's Meet The Candidates Running For The 2 Board Positions

Jane Fowler

I live in Lamoine, Maine with my husband Jay and we have owned 2 weeks at AVR since 1988. We have enjoyed many weeks at other resorts taking advantage of the EXCHANGE PROGRAM.

For 25 years we have owned 2 weeks on Lido Key, Florida.

My husband and I have owned and operated our family construction business for 45 years.

I have a business education, years of experience working in the private sector as well as Business College Studies of the Hospitality Industry.

I am also a CMA (Certified Maine Assessor) serving the town of Lamoine for many years and continue to do so.

I have been a member of the AVR board since 2008. We have many challenges facing us and decisions to make that will ultimately impact all owners.

I would like to continue on the Board as your representative.Hoping to be a viable voice when discussing major changes to AVR.i.e., physical structures, unit upgrades, ground improvements, ect., always keeping in mind what may or may not be financially feasible.

The goal, of course, is to see AVR vibrant once again and attracting new people who want to own here.

James L. Gray

James L. Gray is a resident of Ellsworth, Maine. In December 1988 I purchased a time share at Acadia Village Resort. I sold time shares at Acadia Village Resort since 1989 for 25 years.

In 2003 I was Vice President and 2004 and 2005 I was President of the Home Owners Association at Acadia Village Resort. During that time we regained our superior service award from Interval International. We got the ground work done for the first audit ever done.

From December 2007 to September 2015 I worked in maintenance at the resort.

I have been self employed, delivering the Bangor Daily News in Ellsworth and the Real Estate Books in Hancock & Washington County for many years. I also own Downeast Kettle Korn. With my sales experience and being an officer on the board at Acadia Village Resort and working there for 8 years I have a good grip on the ins and outs of the resort.

Jim Killam

Jim Killam has been an AVR Owner since 2001, and was Resort Manager for nearly 10 years starting in 2005.

Jim's goals are to see the resort continue to move forward and make AVR a great place for owners to own and guests to stay.

Jim welcomes all suggestions from owners and can be reached at jimkill1234@yahoo.com

Thank you for your time and see you in December!

Jim

Lisa L. Kress

Lisa Kress is a Revenue Cycle Product Manager at Experian Health. Her responsibilities include installing revenue cycle software at various hospitals in the United States, project management, and providing customer service. Kress previously worked for St. Joseph Hospital in Bangor where she worked for 13 ½ years with various titles, most recently Revenue Cycle/Patient Access Manager. Her responsibilities included supervising a team of 36 where she saw the day-to-day functions in Registration, Pre-Registration, Pre-Authorization, Reimbursement, and Charging throughout the hospital.

Lisa stays very involved with her community where she serves as a local volunteer firefighter on the Liberty Fire Department. In the past she has served on the Craneware Client Advisory Council, Pittsfield Egg Festival Committee, and most recently served on the Waldo County Firefighters Association Convention Committee.

Lisa has owned at the resort since 2001 and at one time owned multiple units. She also ran her own timeshare resale business which helped many of the resort owners. Her children are also owners at the resort. Lisa lives in Liberty, ME with her husband Tobey and maintains a home office when she isn't traveling on business. She attended Maine Central Institute in Pittsfield, ME and has an Associate's Degree in Science from Beal College in Bangor, ME. Lisa loves to travel and enjoys spending time with her family especially her 2 grandchildren. She would like to continue to see the resort continue to be a place where families come to enjoy and relax. In order to accomplish this she believes that we need to focus on updates to the units as well as services/activities for our owners and guests.

Debra Ledien

My husband and I live in Blue Hill, Maine. We live in the home that we built and raised our 6 children in. Now we are blessed with 11 grandchildren and 4 great grandchildren.

I successfully ran a business that offered cleaning, catering and property management. I employed up to 20 people at any one time and provided services to the community of both local and summer residents.

My knowledge and experience with this diversity will certainly be of benefit to the board of directors at Acadia Village Resort.

We have been owners at the resort since 2014. I visit the resort every day to use the pool. It is always a pleasure talking with the staff and getting to know them as well as seeing improvements that have been made recently.

I would greatly appreciate your vote for me to have the privilege of serving on the Acadia Village Resort Board of Directors. Thank You. Sincerely, Debbie Ledien.

Richard Powell

Dear Sirs: My name is Richard Powell and I would like to be considered for a position on the board. I am mainly interested in exercise and fitness. I used to teach PE in Brazil and have also taught French, English, Spanish, Portuguese and German for 35 years until I retired in 2005.

We used to have an agreement with the Ellsworth Tennis Center - we could use their weight room and they could use our pool. When this policy become null and void there was talk about having some fitness equipment at Acadia Village but it never happened and now it's about a year later. Nothing more has been said about doing it. If I am elected I will at least find out why it never happened, but hopefully we can decide to do something and building something at our own Acadia Village.

Thanks, Richard Powell

P.S. I do enjoy the pool and hot tub. I don't want to be ALL negative.

Leroy Worden Jr.

I have been a resident of Ellsworth for 44 years working in many different local business and for the city itself. I worked for County Ambulance for 22 years; have been employed with the City of Ellsworth as an on call firefighter for 20+ years. I attended building trade school for carpentry right out of high school and worked for R.F. Jordan as a foreman for 9 years. I also ran Crystal Limo for 20 years and owned my own business in Hermon, Advanced Modifications, which is very successful. I am currently employed with Hinckley Yachts as a finish carpenter.

I have been an owner at the resort for over 10 years and would really like to see AVR catch up with the times. I would like to find a way to make the resort inviting yet competitive for the residents and visitors to Downeast Maine.

Voting for Board Members & The 2016 Budget

On the last page of the Newsletter is the ballot that needs to be filled out and returned to the resort if you wish to vote for any/all of the items AND will not attend the annual owners meeting. Please cast your vote(s) and return the ballot by Friday, December 4th, 2015 in order for your ballot to be counted. **Please be sure to mark your envelopes "Ballot Enclosed"**.

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.

2015 Ballot

To: Secretary of AVR-HOA,

I/We authorize you to cast my/our vote(s) at the annual meeting on Saturday December 5th, 2015 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 2016 Budget as proposed (Y/N)
 - a. YES
 - b. NO

2. Vote for Board Members **(Please vote for 2 only)**
 - a. Jane Fowler
 - b. James Gray
 - c. Jim Killam
 - d. Lisa L. Kress
 - e. Debra Ledien
 - f. Richard Powell
 - g. Leroy Worden Jr.
 - h. _____

3. How often do you use the pool and hot tub?

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

Signature(s): _____

BALLOTS MUST BE RECEIVED BY FRIDAY DECEMBER 4TH 2015 IN ORDER TO BE COUNTED

