



Winter 2016 Newsletter

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

NOTICE FOR 2016 ANNUAL OWNER'S MEETING

The 2016 annual meeting of the Acadia Village Resort Home Owner's Association (AVR-HOA) will be held on Saturday December 3rd, 2016 at 10am in the clubhouse. Items on the agenda include discussion and voting on the 2017 Budget, election of 3 Board Members (2 full term, 1 partial term), and any other items that Owners and/or Board Members wish to discuss. All Owners are invited, so hope you can make it!

There are 3 items to vote for on this year's ballot. First, the 2017 proposed Budget has no increase over the 2016 Maintenance Fees that were approved at the last Owner's Meeting. Townhouses are \$400, Villas are \$423 and Manors are \$588. The Board of Directors and Resort staff are confident that we can accomplish everything with no increases needed for 2017.

Second, there are 5 Owners running for 3 open Board positions. Two positions are for the full 3 year term, while the 3rd spot is a 1 year term, completing the term of a Board Member who had resigned before his term was completed. Bios of the 5 owners running are available elsewhere in this Newsletter.

Third, we are proposing a change in the way that we invoice our Owners and hopefully getting more in line with most other Timeshare Resorts in their billing procedures. The proposal is explained in another section of this Newsletter, please let us know what you think! Thanks!

RESORT UPDATES

The Board of Directors has approved a bank loan which will accomplish 2 goals here at Acadia Village Resort. These goals have been priorities for a long time, and the Board feels confident that this is a great time to get them both done.

The first goal is the Clubhouse expansion, which is needed for many reasons. It gives us space for our own fitness center, which is a necessity these days for our Owners and Guests. It gives us more space to add items to our Game Room area without taking away from what we already have. The expansion also allows us to move the Hot Tub to its own area where it can be maintained and serviced properly by our Maintenance staff. The original design of the swimming pool area didn't plan for adding a Hot Tub, so we have had to make do with the current location as best we could over the years.

The second goal is to update the units faster than we have been able to using the available funds every year. Unit improvements had fallen behind a bit, and this loan will allow us to really update the units properly and get us back on a planned renovation schedule. We hope that our Owners notice the new improvements and give us feedback on the changes!

QUESTION ON THE BALLOT FOR OWNERS

We currently invoice Maintenance Fees 20 weeks prior to the start of an Owner's week, with fees due 30 days before the actual check-in date. A late fee of \$25 is assessed once the payment is over 30 days late. Accounts remaining unpaid after 60 days are subject to collections by a third party collection agency.

We are proposing adopting the Timeshare industry standard of invoicing our Owners twice a year. Weeks 1-26 would be invoiced around October 1st and would be due by January 1st. Weeks 27-52 would be invoiced around April 1st and would be due by July 1st. Invoicing 90 days in advance will allow the Owners an opportunity to pay in 3 monthly installments if they wish. For example, a Townhouse Owner could pay by installment as follows:

Payment 1, due Nov. 1st, \$ 135
Payment 2, due Dec. 1st, \$ 135
Payment 3, due Jan. 1st, \$ 130

We would continue our policy of a \$25 late fee for Maintenance Fees that are 30 days past due, and additional action as needed for unpaid accounts over 60 days past due.

As always, Owners must pay their Maintenance Fees before any deposits with Interval International would be approved.

We believe this change in invoicing will assist Owners in making timely payments that will have the same due dates every year, and also lower the number of accounts that require collection action. We would start this new policy with 2017 invoices sent out April 1st to the Owners of weeks 27-52 and 2018 invoices sent out October 2017 to Owners of weeks 1-26.

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

Marilyn Gaspar

Marilyn has been associated with Acadia Village Resort since 1988 in a variety of positions. She has been involved in sales and marketing, was Resort Manager here for many years, and currently serves as a Board Member.

She was appointed by the Board of Directors earlier this year to complete a one year term, and attended all meetings this year. She currently lives with her husband Fred in Florida, but travels back home as needed.

She would very much like to serve another term on the Board to help oversee the newest addition to the reception center, and to add her experience as needed to help the resort maintain its forward momentum.

Joe Locurto

Joe lives in Steuben with his wife Jasmine and his 3 daughters. He has owned his own business for the past 20 years as a commercial fisherman.

Joe and his family purchased their first unit here in 2011, and recently purchased a second one earlier this year. His family has utilized the facility regularly over the years and have enjoyed vacationing to other resorts thru Interval International. Joe looks forward to seeing more progression of the resort as the budget allows.

Joe is an active member of the Masonic Lodge in Milbridge and sat on his church council for 3 years where he contributed to fiscal and operating decisions. Joe believes he is well qualified to serve the interests of the AVR-HOA and continue the positive growth at the resort while ensuring the financial stability. Joe hopes to bring new and exciting changes to the resort.

Amanda Look

Amanda lives with her husband Nicholas and daughter Mia in Columbia Falls. 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.

Nancy Oliver

Nancy has been happily married to her husband Clayton for 38 years. They raised two daughters, Amber & Katie, and are excited to welcome their third grandchild this February.

Nancy and her husband have been owners at Acadia Village Resort since before the ground broke. Nancy has seen the good, bad, & ugly the resort has endured over the years. She has been an active member of the Board of Directors for three years and is pleased with the progress the resort has made after several years of setbacks. She still believes there is plenty of room for improvement which is why she is running for reelection to the Board of Directors.

Nancy has always been outspoken and has the resort's best interest at heart and will continue to whether serving on the board or not. She believes she is a valuable contributor to the Board and an asset to the owners and employees of AVR as she is on the property almost daily. Being present she sees things others do not - some great and some not. Nancy hopes to continue to be part of all the wonderful things happening at the resort and see that it returns to it's full potential.

Rusty Weymouth

Rusty and his wife, Donna, have been owners at the Resort for over 20 years, Together they have 7 children, 17 grandchildren, and 1 great grandchild. Rusty lives in Charleston, Maine and works for Abnaqui Carriers.

Rusty joined the Board of Directors at AVR in 2008. He served as Vice President during his last term and assumed the role of President when the previous member resigned. The Board then voted Rusty in as President for the current term.

Rusty also serves on a number of boards and committees in Maine; notably as President of the Piscataquis Valley Fair and 2nd Vice President of the Maine Association of Agricultural Fairs. Rusty is a civic and community minded leader and committed to helping Maine organizations and the people they serve.

Rusty's focus continues to be keeping maintenance fees low while maintaining and improving the Resort to attract new owners and guests. He hopes to continue this quest for another term.



VOTING FOR BOARD

MEMBERS & THE 2017 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 2th, 2016 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 2, 2016 in order to be counted.***



PROPOSED 2017 BUDGET

	PROPOSED 2017	APPROVED 2016	LAST 12 MONTHS 10/1/15 - 9/30/16	% OF 2016 BUDGET
INCOME				
Fee/Merchandise Income	\$ 30,000.00	\$ 44,000.00	\$ 32,105.11	72.97%
Finance Charges	\$ 17,000.00	\$ 17,000.00	\$ 9,283.01	54.61%
Guest Fees/Services	\$ 1,000.00	\$ 1,000.00	\$ 601.00	60.10%
Maintenance Fees	\$ 765,000.00	\$ 738,320.00	\$ 754,419.81	102.18%
Misc. Charges/Unit Sales	\$ 15,000.00	\$ 20,000.00	\$ 8,141.54	40.71%
Rental Income	\$ 32,500.00	\$ 31,195.00	\$ 33,355.35	106.93%
Real Estate Taxes Billed	\$ 2,000.00	\$ 2,000.00	\$ 3,125.86	156.29%
Vending/Gift Shop Income	\$ 2,500.00	\$ 1,500.00	\$ 498.00	33.20%
LOAN	\$ 250,000.00			
	\$ 1,115,000.00	\$ 855,015.00	\$ 841,529.68	98.42%
EXPENSES				
Advertising	\$ 1,000.00	\$ 750.00	\$ 2,414.13	321.88%
Bank Fees/Service Charges	\$ 15,000.00	\$ 18,000.00	\$ 13,275.65	73.75%
Business Expenses	\$ 10,000.00	\$ 12,500.00	\$ 6,766.96	54.14%
Cable TV	\$ 8,000.00	\$ 8,500.00	\$ 7,635.97	89.83%
Charitable Contributions	\$ 1,500.00	\$ 1,500.00	\$ 1,361.81	90.79%
Cleaning Supplies	\$ 16,000.00	\$ 17,500.00	\$ 17,307.53	98.90%
Electric Costs	\$ 120,000.00	\$ 122,000.00	\$ 100,897.04	82.70%
Fuel Oil/Propane	\$ 32,000.00	\$ 34,000.00	\$ 19,836.46	58.34%
Grounds Maintenance	\$ 30,000.00	\$ 15,000.00	\$ 13,776.34	91.84%
Expenses-Owners Past Due	\$ 10,000.00	\$ 20,000.00	\$ -	0.00%
Hydrant/Water/Sewer	\$ 35,000.00	\$ 27,500.00	\$ 25,317.23	92.06%
Insurance	\$ 18,500.00	\$ 18,500.00	\$ 18,071.18	97.68%
Internet Costs (wireless)	\$ 4,000.00	\$ 8,000.00	\$ 5,891.80	73.65%
Legal Fees	\$ 5,000.00	\$ 8,000.00	\$ 10,133.42	126.67%
Maint. Bldg/Equip/Repairs	\$ 50,000.00	\$ 40,000.00	\$ 36,155.68	90.39%
Memberships	\$ 4,000.00	\$ 17,500.00	\$ 1,611.62	9.21%
Merchandise Purchases	\$ 4,000.00	\$ 1,500.00	\$ 774.47	51.63%
Misc. Charges	\$ 2,000.00	\$ 2,000.00	\$ 4,344.04	217.20%
Office Costs	\$ 12,500.00	\$ 12,500.00	\$ 17,778.87	142.23%
Payroll Expenses/Emp. Ben.	\$ 360,000.00	\$ 352,000.00	\$ 366,759.13	104.19%
Postage/Mailings	\$ 4,000.00	\$ 4,500.00	\$ 5,084.45	112.99%
Real Estate Taxes Pd	\$ 8,000.00	\$ 12,500.00	\$ 15,480.59	123.84%
Sanitation/Disposal	\$ 4,500.00	\$ 4,500.00	\$ 3,865.31	85.90%
Swimming Pool/Hot Tub Costs	\$ 20,000.00	\$ 12,000.00	\$ 10,741.16	89.51%
Unit Replacements/Additions	\$ 150,000.00	\$ 54,000.00	\$ 46,514.37	86.14%
Debt Service (Loans + CC)	\$ 45,000.00	\$ 15,000.00	\$ 8,315.95	55.44%
HOA Reserve Account	\$ 20,000.00	\$ 15,265.00	\$ 12,349.00	80.90%
CLUBHOUSE ADDITION	\$ 125,000.00			
	\$ 1,115,000.00	\$ 855,015.00	\$ 772,460.16	90.34%

Ballot

To: Secretary of AVR-HOA,

I/We authorize you to cast my/our vote(s) at the annual meeting on Saturday, December 3rd, 2016 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 2017 Budget as proposed (Y/N)</p> <p><input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>2. Do you support changing invoicing to twice per year? (Y/N)</p> <p><input type="checkbox"/> YES <input type="checkbox"/> NO</p> | <p>3. Vote for Board members
<i>(Please vote for up to three candidates)</i></p> <p><input type="checkbox"/> Marilyn Gaspar
<input type="checkbox"/> Joe Locurto
<input type="checkbox"/> Amanda Look
<input type="checkbox"/> Nancy Oliver
<input type="checkbox"/> Rusty Weymouth</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

**Ballots must be received by
Friday, December 2, 2016 in order to be counted.**

THERE WAS A SMALL MAINTENANCE FEE INCREASE IN 2016, DID YOU KNOW?

Many Owners may not know that there was a small Maintenance Fee increase in 2016. Because of a mailing mix-up that caused many Owners not to receive notice of the Annual Meeting, the Board of Directors was rescheduled to February 2016. At that meeting, the Budget for 2016 was approved by the majority of Owners and it contained a small increase over 2015 fees. Because the increases were so small, it was decided not to invoice Owners for the increase, but just to give them notice of it the next time that they received an invoice from the resort.

Please contact the resort if you have any questions or would like to check the status of your account.

