



Winter 2018 Newsletter

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

NOTICE FOR 2018 ANNUAL OWNER'S MEETING

The 2018 annual meeting of the Acadia Village Resort Home Owner's Association (AVR-HOA) will be held on Saturday, December 1, 2018 at 10 am in the clubhouse. Items on the agenda will include voting on the 2019 Budget and the election of 2 Owners to the AVR Board of Directors.

We are proposing a \$10 increase on Maintenance Fees for all units. We are looking at replacing shingles on the Villa roofs, doing some structure work on some of the Villa units and installing heat pumps into some of the Townhouse units. These projects will preserve the buildings for the future, and also hopefully save money for the resort in the long term.

There are 3 candidates running for the 2 open positions. Current Board Members Jane Fowler and Lisa Kress are running for re-election, and James Kinson has also decided to run for the Board this year. Please look at all 3 biographies and vote for up to two (2) Owners. These are 3 year terms, and Board Members are encouraged to attend the 4 quarterly meeting that are scheduled throughout the year. These positions are strictly voluntary; no Board Members receive pay for serving on the Board.



QUICK NOTE ABOUT RENTALS

We just wanted to remind our Owners that renting their units is getting tougher these days. There is much more competition to deal with, online rental companies are cutting into our rentals more every year. We also want to remind our Owners that we are here to assist you in your vacation plans, give us a call or email if you need help with an Exchange or if you have any questions.

SAD TIMES AT ACADIA VILLAGE RESORT

We are sad to say goodbye to some people who were part of our AVR family. Abby Fessenden, our Assistant Manager for the past 3 years, has left us for a great new job in Southern Maine. Clancey Curtis, long-time Maintenance person, has moved on to work for another local company. They will be missed, but not forgotten!

SPECIAL OWNER'S MEETING RATES

We offer special rental rates for Owners who are attending the Board Meeting on December 1, 2018. Owners who stay Friday or Saturday night and attend the meeting only pay 1/2 the standard Owner's rate for their rental. Call to reserve.

WEEKS FOR SALE BY OWNERS

The following is a partial list of weeks for sale by AVR Owners. These prices do not reflect the current market prices, and all prices include the Deed Transfer costs to record the Deed in the new Owner(s) names at the Hancock County Registry of Deeds.

Townhouse	Odd years only	week 10	\$ 100.00
Townhouse	Every year	week 23	\$ 1200.00
Townhouse	Every year	week 30	\$ 1400.00
Townhouse	Every year	week 35	\$ 1100.00
Villa	Odd years only	week 23	\$ 1200.00
Villa	Every year	week 26	\$ 2000.00
Manor	Odd years only	week 34	\$ 2000.00

Please call the resort at 207-667-6228 and speak to Jim or Tricia if you are interested in any of these.

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

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 through taking advantage of Interval International's exchange program. We also have owned 2 weeks on Lido Key, Florida for over 25 years.

My husband and I have owned and operated our family construction business for 46 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. In the past two years, we have met many goals such as building an addition that has allowed us to add a new fitness room, upgrading other areas of the clubhouse, and bring in new Owners. We continue to maintain our building units, upgrading with furniture and fixtures as well as improvements to the resort property.

I would like to continue on the Board as your representative and voice. We are in a good financial position right now, paying our bills and loan debt. There are always challenges to face and I would like to be a person that helps to find the solutions.

JAMES KINSON

My wife Leanna and I have been Owners since 2003. From our first week of staying at Acadia Village Resort, we fell in love with it and ended up buying another week during October. For us, it is a time to have peace and quiet and to get away from the busyness that projects in the community and having our own ministry can bring. We used to bring a laptop and cell phones, but now we come only with phones in case of emergencies. Our weeks at AVR have been very relaxing and give us the chance to recoup, enjoy the beauty that this area has to offer and to enjoy each other uninterrupted.

I have lived in Maine since 1974. I have worked and managed dairy farms. I have taken on other challenges and become successful such as my own DJ service, radio production, welding and truck driving. I served in the Army and held many positions within the American Legion. I was Post Commander for 3 years, Post Adjutant for 6 years, Service Officer and Chaplain both for the Post and the District. As of March 2012, we have been holding church services at our home and airing live on social media platforms.

Each time we have been at AVR, I look forward to seeing improvements, talking to the staff, Owners, guests and visiting places of interest in the area. It was exciting to see roofs in the Vilas starting to be taken care of during our stay in October.

Because we are part of AVR, I would like to give back by becoming a Board Member to help in any way I can. I have heard and seen some of the new projects and look forward to seeing all these things come to pass and to offer some ideas that I think will help to make other's stays more memorable and to help Acadia Village Resort as a whole be more successful.

LISA KRESS

I currently work as a Revenue Cycle Product Manager at Experian Health. My responsibilities include installing revenue cycle software at various hospitals in the US, project management and providing customer service. I previously worked for St. Joseph's Hospital in Bangor for nearly 14 years with various job titles, most recently Revenue Cycle/Patient Access Manager. My responsibilities included supervising a team of 36 where I oversaw the day-to-day functions in Registration, Pre-Registration, Pre-Authorization, Reimbursement and Charging throughout the hospital.

I stay very involved in the community, serving as a local volunteer firefighter on the Liberty Fire Department. In the past, I have served on the Craneware Client Advisory Council, Pittsfield Egg Festival Committee and most recently served on the Waldo County Firefighters Association Convention Committee.

I have been an Owner at AVR since 2001 and own multiple weeks. I am currently the AVR Board Vice-President, and have been on the Board for 3 years. I also ran my own timeshare resale business which helped many of the resort Owners. My children are also Owners at the resort.

I currently live in Liberty, Maine with my husband Tobey and maintain a home office when I'm not traveling on business. I attended Maine Central Institute in Pittsfield, Maine and have an Associate's Degree in Science from Beal College in Bangor, Maine. I love to travel and enjoy spending time with my family, especially my 4 grand-children. I 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, I believe we need to focus on updates to the units as well as services/activities for our Owners and guests.



VOTING FOR BOARD

MEMBERS & THE 2019 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, November 30th, 2018 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,
November 30, 2018 in order to be counted.***



PROPOSED 2019 BUDGET

A	B	C	D	E
	PROPOSED	APPROVED	CURRENT 2018	PERCENTAGE
	2019	2018	THRU 10/1/18 (3/4 YR)	OF 2018 BUDGET
INCOME				
Fee/Merchandise Income	\$ 25,000.00	\$ 25,000.00	\$ 27,817.19	111.27%
Finance Charges	\$ 12,000.00	\$ 15,000.00	\$ 5,500.34	36.67%
Guest Fees/Services	\$ 500.00	\$ 1,000.00	\$ 195.00	19.50%
Maintenance Fees	\$ 766,784.00	\$ 745,100.00	\$ 747,653.05	100.34%
Misc. Charges/Unit Sales	\$ 30,000.00	\$ 30,000.00	\$ 30,629.56	102.10%
Rental Income--NET TO AVR	\$ 45,000.00	\$ 50,000.00	\$ 54,011.26	108.02%
Real Estate Taxes Billed	\$ 1,250.00	\$ 1,250.00	\$ 2,507.97	200.64%
Vending/Gift Shop Income	\$ 1,500.00	\$ 1,500.00	\$ 788.60	52.57%
LOAN				
	\$ 882,034.00	\$ 868,850.00	\$ 869,102.97	100.03%
EXPENSES				
Advertising	\$ 1,500.00	\$ 1,500.00	\$ 1,180.72	78.71%
Bank Fees/Service Charges	\$ 20,000.00	\$ 17,500.00	\$ 21,043.88	120.25%
Business Expenses	\$ 7,000.00	\$ 8,000.00	\$ 4,009.58	50.12%
Cable TV	\$ 9,000.00	\$ 8,000.00	\$ 5,927.02	74.09%
Charitable Contributions	\$ 500.00	\$ 600.00	\$ 95.00	15.83%
Cleaning Supplies	\$ 15,000.00	\$ 16,000.00	\$ 11,883.79	74.27%
Electric Costs	\$ 120,000.00	\$ 110,000.00	\$ 106,128.83	96.48%
Fuel Oil/Propane	\$ 32,000.00	\$ 30,000.00	\$ 23,645.86	78.82%
Grounds Maintenance	\$ 25,000.00	\$ 25,000.00	\$ 12,825.23	51.30%
Expenses-Owners Past Due	\$ 14,034.00	\$ 10,000.00	\$ 20,641.27	206.41%
Hydrant/Water/Sewer	\$ 30,000.00	\$ 30,000.00	\$ 20,875.34	69.58%
Insurance	\$ 22,000.00	\$ 20,000.00	\$ 18,085.00	90.43%
Internet Costs (wireless)	\$ 10,000.00	\$ 9,000.00	\$ 10,249.20	113.88%
Legal Fees	\$ 3,000.00	\$ 3,000.00	\$ 4,061.40	135.38%
Maint. Bldg/Equip/Repairs	\$ 35,000.00	\$ 35,000.00	\$ 22,813.84	65.18%
Memberships	\$ 2,000.00	\$ 2,000.00	\$ 1,832.80	91.64%
Merchandise Purchases	\$ 2,000.00	\$ 750.00	\$ 1,523.55	203.14%
Misc. Charges/Owner Sales Payouts	\$ 4,000.00	\$ 2,000.00	\$ 7,985.20	399.26%
Office Costs	\$ 17,000.00	\$ 17,000.00	\$ 13,368.47	78.64%
Payroll Expenses/Emp. Ben.	\$ 400,000.00	\$ 395,000.00	\$ 312,310.42	79.07%
Postage/Mailings	\$ 4,500.00	\$ 4,000.00	\$ 3,619.45	90.49%
Real Estate Taxes Pd	\$ 10,000.00	\$ 10,000.00	\$ 13,231.71	132.32%
Refunds	\$ 2,000.00	\$ 1,500.00	\$ 3,986.99	265.80%
Sanitation/Disposal	\$ 4,000.00	\$ 6,000.00	\$ 2,876.73	47.95%
Swimming Pool/Hot Tub Costs	\$ 12,500.00	\$ 17,000.00	\$ 9,521.87	56.01%
Unit Replacements/Additions	\$ 40,000.00	\$ 30,000.00	\$ 49,158.73	163.86%
Debt Service (Loan+Credit Line)	\$ 35,000.00	\$ 50,000.00	\$ 19,592.16	39.18%
HOA Reserve Account	\$ 5,000.00	\$ 10,000.00	\$ (1,492.07)	-14.92%
CLUBHOUSE ADDITION				
	\$ 882,034.00	\$ 868,850.00	\$ 720,981.97	82.98%

Ballot

To: Secretary of AVR-HOA,

I/We authorize you to cast my/our vote(s) at the annual meeting on Saturday, December 1st, 2018 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 2019 Budget as proposed (Y/N)
 - YES
 - NO
- 2. Vote for a Board Member *(Please vote for up to two candidates)*
 - Jane Fowler
 - James Kinson
 - Lisa Kress

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, November 30, 2018 in order to be counted.**

WATCH OUT FOR SCAMMERS!!!

Once again, it is the season for scammers to be calling our Owners, promising deals that are "too good to be true"! That's because they are NOT true, they are scams!! We have heard from several Owners that they are getting calls from companies promising to have buyers for their timeshares, all they need to do is pay a listing fee . . . or a closing cost . . . or processing fee.

No legitimate company will be doing business this way. AVR has no agreements with any companies to help Owners sell their weeks. If an Owner wants to list their timeshare for sale with any resale company, they should do a little research before signing any agreements or paying any upfront costs. The resort maintains a list of units for sale by Owner, and it is available for anyone looking to purchase a week here at AVR. We do not charge any listing fees, and we don't make any commissions on any sales. We do this as a service for our current Owners, a small way of saying thanks for being an Owner here at AVR.

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