



2019 Winter Newsletter

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

WHAT KIND OF BILLING WORKS BEST FOR YOU?

Currently, we are billing Maintenance Fees twice a year. Owners of weeks 1-26 get billed in the Fall of the previous year, while Owners of weeks 27-52 get billed in the spring of the year. This method of invoicing has caused the resort cash-flow issues because of the way that the invoices are due. The resort doesn't have a large enough reserve to deal with this issue at this time.

We are asking Owners if they prefer this method of invoicing, or would they care if we went back to the old method of invoicing Owners 20 weeks in advance of their week? Billing 20 weeks in advance keeps the cash flow steady, and provides a reminder to Owners who may have forgotten to deposit their unit with Interval International before it becomes restricted.

NOTICE FOR 2019 ANNUAL OWNER'S MEETING

The 2019 annual meeting of the Acadia Village Resort Home Owner's Association (AVR-HOA) will be held on Saturday December 7th, 2019 at 10am in the Clubhouse. Items on the agenda will include voting on the 2020 Budget and the election of 2 Owners to the AVR Board of Directors.

For the 2020 Budget, we are NOT proposing an increase in Maintenance Fees. We have completed many of the scheduled projects in 2019, and feel that we are in a solid financial position to continue improving the resort for our Owners and Guests that will be staying with us. We have added many new Owners this past year, and these additional Maintenance Fees will be helpful in allowing us to replace older appliances and furniture as needed.

This year there are 3 candidates running for 2 open positions on the AVR Board of Directors. Current Board Members Nancy Oliver and Rusty Weymouth are both running for re-election, while Owner Laura Davis is running for the first time. Please look at all 3 biographies and vote for up to two (2) Owners to fill the vacancies on the AVR Board. These are 3 year terms and Board Members are expected to attend the 4 quarterly meetings that are scheduled throughout the year. These positions are strictly voluntary, with no Board Member being paid to be on the Board.

SPECIAL OWNER'S RENTAL RATES 11/1/2019 - 4/30/2020

We have special Owner's rates for our Owners who want to spend a little time at their home resort during the off-season. These rates are for a two night rental here at AVR during the months listed only. These rates are for OWNERS ONLY and are based on availability!

SPECIAL OWNER'S MEETING RATES

We offer special rental rates for Owners who attend the annual Owner's meeting. Owners who stay Friday or Saturday night and attend the meeting only pay 1/2 the standard Owner's rate for their rental. Come see what is going on at your Home Resort and get a mini-vacation at the same time!

1 Bedroom Villa	\$169 + \$ 15.21	\$184.21
1 Bedroom Manor	\$179 + \$ 16.11	\$195.11
2 Bedroom Townhouse or Villa	\$199 + \$ 17.91	\$216.91
2 Bedroom Manor	\$219 + \$ 19.71	\$238.71
3 Bedroom Manor	\$299 + \$ 26.91	\$325.91

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

Laura Davis

Acadia Village Resort (AVR) holds a special place in my heart. It's the first timeshare I purchased in 2001 with my husband Eric Davis. We purchased our anniversary week, spent every year enjoying the resort, Ellsworth, Acadia National Park, hiking, bicycling and kayaking. Eric served on the board for several years until his health failed and sadly, cancer took his life earlier this year. Now a co-owner of the Villa with my best friend for over 40 years, Becky Davis and I plan to be here every year, share this special place with friends and family and take in the beauty of Ellsworth and the surrounding area.

Other timeshares I own are at Marriott's Ford Colony Resort in Williamsburg, VA (since 2002) and LaCabana Resort in Aruba through Bluegreen Vacation Club. I usually exchange the Marriott's time and have annually visited Aruba since 2010.

As a registered nurse I care for people and do what I can to enhance their quality of life. My work has demanded organized skills, attention to detail, multi-tasking, trouble shooting and problem solving. I promote safety and comfort to all my residents in long term care facilities, clients in the community and patients where I worked in an eye doctor's office. I am now semi-retired and work per diem at Quarry Hill Retirement Community in Camden and Rockland District Nursing Association. I live in Augusta with my partner, Kevin, who is also retired and loves the outdoors, hiking, biking, kayaking and traveling. We spend many weeks of the winter in the southern US and/or Caribbean.

I will once again be an involved owner to help assure AVR continues to move forward and maintain its stability by being present at meetings and sharing thoughts and ideas with preliminary goals to update units, make grounds more visually appealing, update personnel record keeping system and try to keep our maintenance fees low. It would be an honor to serve on the AVR board, representing owners and sharing in the teamwork and decision making. I believe the above mentioned skills along with my desire to be involved make me a good candidate and addition to the team.

Nancy Oliver

I would be honored if you'd consider me when voting the Board of Directors of Acadia Village Resort. My name is Nancy Oliver and I have been an owner since before the resort was built in the 80's. My husband and I were so excited to have something we could leave to our family for generations to enjoy! We are a true Downeast family and have lived in Hancock for 35 years. We have a wonderful family, which we are so proud of. We have two daughters, a son-in-law and three grandchildren that all use the resort with us on a daily basis.

I have seen the resort during the good, bad, and ugly times. I have been a board member for a few years and would love to continue to serve. I am very outspoken and truly have the resorts best interest at heart. I use the facilities at the resort daily so I see what's happening, good and bad. I am just one person and change can't happen alone. I originally ran for the board because I was worried about the direction the resort was heading. I do think in the last few years the resort has been hit with one thing after another but slowly things are turning around. I would like to follow through with seeing how the resort flourishes and rises to glory through the triumph.

I would be honored to have your vote and look forward to seeing good things start happening to the resort and our members.

Rusty Weymouth

Rusty and his wife, Donna have been owners at Acadia Village Resort for over 20 years. Together they have 7 children, 20 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 until he assumed the role of President when the previous member resigned.

Rusty also serves on a number of boards and committees in Maine; notably as President of the Piscataquis Valley Association. In January he will become President of Maine Associations of Agricultural Fairs. Rusty was a fireman with Charleston Fire Department for over 20 years, 10 of those as Chief. 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 was a key in the recent installment for the new heat pumps installed in 2 of the Townhouse buildings and other improvements around the resort, in hopes of keeping costs down. He hopes to continue this quest for another term.

GREAT INFORMATION FROM INTERVAL INTERNATIONAL

Interval International has provided some great videos on exchanging your week here to go to other desirable destinations. They have videos on Cruise Exchanges, All-Inclusive Resorts, different types of Interval Memberships, Short Stay Exchanges, and many more! They are great for new Owners and also can be a great reminder for those of us who have owned for many years.

Go to www.intervalworld.com and click on IntervalHD near the bottom of the page. Then choose Helpful Videos. You can then see how much you may do with your Interval Membership.



VOTING FOR BOARD

MEMBERS & THE 2020 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 6th, 2019 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 6, 2019 in order to be counted.***



PROPOSED 2020 BUDGET

	PROPOSED 2020	2019 TOTALS 1/1 THRU 10/15/19	APPROVED 2019	PERCENTAGE OF 2019 BUDGET
INCOME				
Fee/Merchandise Income	\$ 25,000.00	\$ 20,148.68	\$ 25,000.00	80.59%
Finance Charges	\$ 10,000.00	\$ 3,264.93	\$ 12,000.00	27.21%
Guest Fees/Services	\$ 500.00	\$ 596.43	\$ 500.00	119.29%
Maintenance Fees	\$ 801,318.00	\$ 758,174.37	\$ 766,784.00	98.88%
Misc. Charges/Unit Sales	\$ 35,000.00	\$ 32,902.90	\$ 30,000.00	109.68%
Rental Income--NET TO AVR	\$ 40,000.00	\$ 33,638.26	\$ 45,000.00	74.75%
Real Estate Taxes Billed	\$ -	\$ 1,870.64	\$ 1,250.00	149.65%
Vending/Gift Shop Income	\$ 1,500.00	\$ 1,210.72	\$ 1,500.00	80.71%
LOAN		\$ 59,703.24		
	\$ 913,318.00	\$ 911,510.17	\$ 882,034.00	103.34%
EXPENSES				
Advertising	\$ 1,500.00	\$ 886.27	\$ 1,500.00	59.08%
Bank Fees/Service Charges	\$ 22,500.00	\$ 23,267.29	\$ 20,000.00	116.34%
Business Expenses	\$ 7,000.00	\$ 3,562.82	\$ 7,000.00	50.90%
Cable TV	\$ 10,000.00	\$ 9,614.75	\$ 9,000.00	106.83%
Charitable Contributions	\$ 750.00	\$ 826.00	\$ 500.00	165.20%
Cleaning Supplies	\$ 15,000.00	\$ 12,579.40	\$ 15,000.00	83.86%
Electric Costs	\$ 120,000.00	\$ 106,106.03	\$ 120,000.00	88.42%
Fuel Oil/Propane	\$ 35,000.00	\$ 22,615.99	\$ 32,000.00	70.67%
Grounds Maintenance	\$ 25,000.00	\$ 8,444.13	\$ 25,000.00	33.78%
Expenses-Owners Past Due	\$ 18,568.00	\$ 19,506.49	\$ 14,034.00	138.99%
Hydrant/Water/Sewer	\$ 32,500.00	\$ 22,752.87	\$ 30,000.00	75.84%
Insurance	\$ 22,000.00	\$ 26,349.50	\$ 22,000.00	119.77%
Internet Costs (wireless)	\$ 5,000.00	\$ 8,297.82	\$ 10,000.00	82.98%
Legal Fees	\$ 3,000.00	\$ 3,044.20	\$ 3,000.00	101.47%
Maint. Bldg/Equip/Repairs	\$ 35,000.00	\$ 36,090.95	\$ 35,000.00	103.12%
Memberships	\$ 1,500.00	\$ 665.98	\$ 2,000.00	33.30%
Merchandise Purchases	\$ 1,250.00	\$ 465.48	\$ 2,000.00	23.27%
Misc. Charges/Owner Sales Payouts	\$ 6,000.00	\$ 7,491.26	\$ 4,000.00	187.28%
Office Costs	\$ 17,000.00	\$ 14,429.26	\$ 17,000.00	84.88%
Payroll Expenses/Emp. Ben.	\$ 405,000.00	\$ 311,358.87	\$ 400,000.00	77.84%
Postage/Mailings	\$ 5,000.00	\$ 2,556.33	\$ 4,500.00	56.81%
Real Estate Taxes Pd	\$ 11,000.00	\$ 15,512.17	\$ 10,000.00	155.12%
Refunds	\$ 2,000.00	\$ 1,773.10	\$ 2,000.00	88.66%
Sanitation/Disposal	\$ 4,250.00	\$ 3,083.52	\$ 4,000.00	77.09%
Swimming Pool/Hot Tub Costs	\$ 12,500.00	\$ 7,520.36	\$ 12,500.00	60.16%
Unit Replacements/Additions	\$ 40,000.00	\$ 76,888.11	\$ 40,000.00	192.22%
Debt Service (Loan+Credit Line)	\$ 50,000.00	\$ 42,876.76	\$ 35,000.00	122.51%
HOA Reserve Account	\$ 5,000.00	\$ (4,496.83)	\$ 5,000.00	-89.94%
HEAT PUMPS		\$ (44,176.32)		
	\$ 913,318.00	\$ 739,892.56	\$ 882,034.00	83.88%

Ballot

To: Secretary of AVR-HOA,

I/We authorize you to cast my/our vote(s) at the annual meeting on Saturday, December 7th, 2019 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 2020 Budget as proposed (Y/N)

YES NO

2. Vote for a Board Member
(Please vote for up to two candidates)

- Laura Davis
- Nancy Oliver
- Rusty Weymouth

3. Vote for the current billing method vs. old billing method.

- Prefer current billing method
- Approve switch to old billing method.

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 6, 2019 in order to be counted.**

STAY IN TOUCH WITH AVR ALL YEAR LONG

Follow us on Facebook to keep up with everything going on at your Home Resort! We are constantly keeping our Owners up to date with whatever is going on here at AVR. Who knows, you might learn something new!

