



2020 Winter Newsletter

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

CHANGE IN RENTAL POLICY

Effective 1/1/21, we are making a change to the rental policy for Owners and Non-Owners. We will not be accepting any more 1 night rentals unless it is tied to an Exchange Week or an Owner's week.

We lose money on 1 night rentals, so it makes financial sense to stop taking them. We will accept 1 night rentals if they are at the beginning or the end of a Guest or Owner's stay. For example, Tom Brown wants to extend his stay one night at the end of his Exchange week—this will be accepted. If an Owner wants to rent 1 night before the start of their week, this also is acceptable.

Please contact the resort if you have any questions, thanks!



NOTICE FOR 2020 ANNUAL OWNER'S MEETING

The 2020 annual meeting of the Acadia Village Resort Home Owner's Association (AVR-HOA) will be held on Saturday December 5th, 2020 at 10am in the Clubhouse. Items on the agenda will include voting on the 2021 Budget and the election of 1 Owner to the AVR Board of Directors.

This year we are proposing increasing fees for all units to allow us the financial ability to keep improving the units faster than we have been able to in the past. Here is the breakdown on the proposed increases.

Townhouses	\$25 increase to \$445
Villas	\$20 increase to \$463
Manors	\$10 increase to \$618

We understand that these might be considered large increases, and there is never a good time for an increase. But when you combine these fees along with the large decrease in Real Estate Taxes that we helped happen last August, the overall cost of owning your timeshare stayed about the same, or may have actually gone down. Getting the extra finances to the resort will keep Acadia Village Resort a preferred destination for Interval International Exchange guests and insure that our resort is one that we can be proud of.

This year there will be 1 open position on the Board being voted on with this ballot.

SWIM MEMBERSHIPS

We will be increasing the cost of our 6 month and 12 month Swim Memberships, also known as a Right-To-Use (RTU) Membership. This membership allows local families to have access our updated facilities, and perhaps become Owners in the future. We have been selling a limited number of these Memberships over the past couple of years and they have proven to be popular! These Memberships also help the HOA financially which helps us keep the Maintenance Fees lower.

The new rates will be \$300 for a 6 month Membership or \$500 for a full year Membership.

**MEET THE CANDIDATE
RUNNING FOR THE
BOARD OF DIRECTORS!**

RICHARD BOSI

I live in Park Ridge, NJ with my girlfriend Patti. I have a married son and 1 grandchild. This past summer I was fortunate to have my son, his wife and my grandson join us in Maine. They truly enjoyed the time they spent in Maine and loved the accommodations and location of Acadia Village Resort. I have been an Owner of 2 units for almost 5 years now. Patti and I are frequent guests of AVR as it provides the perfect getaway for my family and friends to get away from the rigors of everyday life and to enjoy the slice of heaven we call Down East Maine.

I firmly believe in giving back to the community and feel that my talents in accounting and finance would benefit AVR. I currently serve as the Comptroller at a medical/laboratory company in NY. I have also held other Senior Level positions at other companies. In addition to my work experience, I have served on the Council in my hometown for 6 years. I served as Finance Chairman and worked with all Departments within the municipality overseeing the financial aspects of their organization.

If elected, my focus would be to maximize each dollar spent and ensure that each dollar is spent wisely. I would be focused on keeping Maintenance Fees as low as possible, but insuring that maintenance and capital upgrades are being done. I have a lot to offer to the Owners and employees of AVR and would be honored to have your support in taking AVR to the next level.

 **MORE SPECIAL PRICES ON
WEEKS FOR SALE!**

Even though the world is a crazy place these days, people are still buying weeks here at Acadia Village Resort! We have some owners who need to sell, and have asked us to list their weeks for them. Please call the resort and ask for Tricia or Jim to find out more information.

Townhouse	week 6	Every year	\$ 200
Townhouse	week 28	Every year	\$ 750
Villa	week 37	Every year	\$ 500
Villa	week 23	Every year	\$ 900
Manor	week 37	Odd years	\$ 700
Manor	week 44	Even years	\$ 400

BONUS WEEKS FOR \$250!

Here is another reminder that we are offering bonus weeks for \$250. These weeks can be added to your Interval International account and would be good until December 2023. If you wanted to come and stay during week 53 in 2021, now would be a good time to make your reservation!

As listed before, this offer only applies to 1 or 2 bedroom units, not the 3 bedroom Manors. The check-in dates for staying during week 53 are Friday 12/31/21 for the Villas and Manors and Saturday 1/1/22 for the Townhouses. It seems far away, but it will be here before we know it!



VOTING FOR BOARD **MEMBER & THE 2021 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 4th, 2020 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 4, 2020 in order to be counted.***



PROPOSED 2021 BUDGET

	PROPOSED 2021	APPROVED 2020	2020 TOTALS 1/1 - 9/30/20	APPROVED 2019	PERCENTAGE OF 2020 BUDGET
INCOME					
Fee/Merchandise Income	\$ 20,000.00	\$ 25,000.00	\$ 10,966.39	\$ 25,000.00	43.87%
Finance Charges	\$ 10,000.00	\$ 10,000.00	\$ 4,824.90	\$ 12,000.00	40.21%
Guest Fees/Services	\$ 500.00	\$ 500.00	\$ -	\$ 500.00	0.00%
Maintenance Fees	\$ 826,415.00	\$ 801,318.00	\$ 785,260.54	\$ 766,784.00	102.41%
Misc. Charges/Unit Sales	\$ 35,000.00	\$ 35,000.00	\$ 19,367.75	\$ 30,000.00	64.56%
Rental Income--NET TO AVR	\$ 35,000.00	\$ 40,000.00	\$ 40,036.76	\$ 45,000.00	88.97%
Real Estate Taxes Billed	\$ -	\$ -	\$ 1,107.43	\$ 1,250.00	88.59%
Vending/Gift Shop Income	\$ 1,335.00	\$ 1,500.00	\$ 240.63	\$ 1,500.00	16.04%
PPP LOAN			\$ 71,325.00		
	\$ 928,250.00	\$ 913,318.00	\$ 933,129.40	\$ 882,034.00	105.79%
EXPENSES					
Advertising	\$ 1,000.00	\$ 1,500.00	\$ 1,046.92	\$ 1,500.00	69.79%
Bank Fees/Service Charges	\$ 17,500.00	\$ 22,500.00	\$ 19,340.39	\$ 20,000.00	96.70%
Business Expenses	\$ 7,000.00	\$ 7,000.00	\$ 5,010.10	\$ 7,000.00	71.57%
Cable TV	\$ 14,000.00	\$ 10,000.00	\$ 8,901.97	\$ 9,000.00	98.91%
Charitable Contributions	\$ 750.00	\$ 750.00	\$ 145.00	\$ 500.00	29.00%
Cleaning Supplies	\$ 12,000.00	\$ 15,000.00	\$ 10,509.23	\$ 15,000.00	70.06%
Electric Costs	\$ 120,000.00	\$ 120,000.00	\$ 68,843.14	\$ 120,000.00	57.37%
Fuel Oil/Propane	\$ 35,000.00	\$ 35,000.00	\$ 13,920.59	\$ 32,000.00	43.50%
Grounds Maintenance	\$ 25,000.00	\$ 25,000.00	\$ 6,050.43	\$ 25,000.00	24.20%
Expenses-Owners Past Due	\$ 40,000.00	\$ 18,568.00	\$ 30,277.55	\$ 14,034.00	215.74%
Hydrant/Water/Sewer	\$ 30,000.00	\$ 32,500.00	\$ 15,315.75	\$ 30,000.00	51.05%
Insurance	\$ 22,500.00	\$ 22,000.00	\$ 17,162.00	\$ 22,000.00	78.01%
Internet Costs (wireless)	\$ 5,000.00	\$ 5,000.00	\$ 4,887.17	\$ 10,000.00	48.87%
Legal Fees	\$ 3,000.00	\$ 3,000.00	\$ 1,656.40	\$ 3,000.00	55.21%
Maint. Bldg/Equip/Repairs	\$ 45,000.00	\$ 35,000.00	\$ 36,648.80	\$ 35,000.00	104.71%
Memberships	\$ 1,500.00	\$ 1,500.00	\$ 440.00	\$ 2,000.00	22.00%
Merchandise Purchases	\$ 1,000.00	\$ 1,250.00	\$ 71.96	\$ 2,000.00	3.60%
Misc. Charges/Owner Sales Payouts	\$ 6,000.00	\$ 6,000.00	\$ 8,534.98	\$ 4,000.00	213.37%
Office Costs	\$ 15,000.00	\$ 17,000.00	\$ 12,498.49	\$ 17,000.00	73.52%
Payroll Expenses/Emp. Ben.	\$ 400,000.00	\$ 405,000.00	\$ 293,639.97	\$ 400,000.00	73.41%
Postage/Mailings	\$ 5,000.00	\$ 5,000.00	\$ 2,605.96	\$ 4,500.00	57.91%
Real Estate Taxes Pd	\$ 6,000.00	\$ 11,000.00	\$ 15,181.95	\$ 10,000.00	151.82%
Refunds	\$ 4,000.00	\$ 2,000.00	\$ 9,904.55	\$ 2,000.00	495.23%
Sanitation/Disposal	\$ 4,500.00	\$ 4,250.00	\$ 3,090.82	\$ 4,000.00	77.27%
Swimming Pool/Hot Tub Costs	\$ 12,500.00	\$ 12,500.00	\$ 16,174.54	\$ 12,500.00	129.40%
Unit Replacements/Additions	\$ 45,000.00	\$ 40,000.00	\$ 16,560.86	\$ 40,000.00	41.40%
Debt Service (Loan+Credit Line)	\$ 45,000.00	\$ 50,000.00	\$ 20,566.22	\$ 35,000.00	58.76%
HOA Reserve Account	\$ 5,000.00	\$ 5,000.00	\$ 14.55	\$ 5,000.00	0.29%
	\$ 928,250.00	\$ 913,318.00	\$ 639,000.29	\$ 882,034.00	72.45%

Ballot

To: Secretary of AVR-HOA,

I/We authorize you to cast my/our vote(s) at the annual meeting on Saturday, December 5th, 2020 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 2021 Budget as proposed (Y/N)
 - YES
 - NO
2. Vote for a Board Member *(Please vote for up to one candidate)*
 - Richard Bosi
 - Write In: _____

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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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!

