



Fall 2021 Newsletter

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

WHAT'S NEW & HAPPENING AT AVR?

It has been a very busy summer here at AVR with nearly a full house every week! After a year full of uncertainties, it is nice to see people enjoying all the area has to offer.

While it has been wonderful to see all our owners and guests again the pandemic has also caused a labor shortage all around the states and unfortunately that rings true for our little slice of the country. As a result, we have been operating with a skeleton crew down 40-50% from the number of housekeeping and front desk staff from previous years. Nevertheless our staff has really stepped up and is working hard to ensure units are clean, laundry is done, and guests & owners are taken care of in a friendly and timely matter. A big thank you to all our hard-working dedicated staff whom without we would not have been able to make it through the last year! In view of this if you live in the area and would like to work in the hospitality field, please give us a call or stop by the office anytime during business hours. We would love to talk to you!

Regardless of it being the busiest season that the resort has seen in a long time, it hasn't slowed down our maintenance team. Although the rain this summer has put a damper on a few outdoor projects, many updates are still being done around the property. A new pickle ball court was added to the outdoor rec area, unit exterior doors are receiving a facelift with a fresh coat of blue paint, and the retaining wall outside of building 3 has been repaired.

Many of the units have received new appliances including dishwashers, refrigerators, washers, and dryers. Furniture upgrades have included couches, chairs, and recliners. We are also in the process of putting taller elongated toilets in the Townhouses.

We have been attempting to replace the lounge chairs in the manor building and purchase more couches & chairs. However, due to the pandemic we are experiencing a furniture shortage that has prevented this from happening as soon as we would like. With any the luck the furniture gods will soon look down on us and provide the much needed stock to our local furniture stores. New furniture = happy owners!

TIME TO ELECT 2 BOARD MEMBERS!

This year, we have 2 current board members whose terms are expiring this December. Jane Fowler has nearly completed her 3 year term as a Board Member and Donald Parker who graciously stepped up to fill an unexpected empty position on the board last year is also up. Thank you Jane & Don! Any Owners in good standing that would like to run for the board must contact Jim or Tricia before October 15th to be added to the ballot that goes out in the winter newsletter later this year.

Board members are expected to attend quarterly meetings at the resort to discuss resort issues and make decisions based on the best interests of the resort and its owners. These Board positions are completely voluntary and are important to the continued success of Acadia Village Resort.

The meeting dates & times can be found by visiting www.acadiavillageresort.com/board-of-directors-news/.

MAXIMIZE YOUR OWNERSHIP!

Owners have many options when deciding how they wish to use their ownership here at Acadia Village Resort.

- **DEPOSIT WITH INTERVAL:** Take your week here and deposit it with Interval International to travel elsewhere. Please note when depositing with Interval, it is very important to remember the 60 day rule. If any Interval member deposits their week less than 60 days from the start of their week, then they will have a Flexchange (restricted) deposit. A restricted deposit means that you have to request your exchange date within 60 days of that travel date. All resort fees must be paid before Interval deposits will be approved.
- **PUT UNIT UP FOR RENT:** Owners also have the right to put their unit into the rental pool for resort use if they wish. Rental income is determined by when a unit is placed into the pool—first unit in the pool gets the best rental income. Second unit gets second best rental, third gets third best, etc. Owners must pay their resort fees in full in order to be placed into the rental pool.
- **INTERNAL EXCHANGE:** If you are unable to come the week you own you have the option based on availability to pay \$50 to come stay with us here at AVR at a different time. This means that you “give up” the week you own at Acadia Village Resort (for that year only), but that you stay during a different week than what you own. Please note that these exchanges have to be for comparable seasons. For example, if you own a November week you will not be able to exchange into a July week. They are based on Resort availability.
- **GIFT YOUR WEEK:** Owners are also able to “gift” their week to someone else to use. Simply call the resort and let us know the name of the person(s) that will be using your unit/week for that year only.

If you have any questions or would like more information on any of these options please call the resort. A member of our staff is always ready & happy to help you!



WEEKS FOR SALE!

The following is a partial list of weeks for sale by AVR Owners & the HOA. All prices include the Deed Transfers costs to record the deed in the new owner(s) name at the Hancock County Registry of deeds.

Townhouse	Every Year	Week 23	\$600
Townhouse	Every Year	Week 22	\$200
Townhouse	Every Year	Week 7	\$300
Villa	Every Year	Week 36	\$500
Villa	Every Year	Week 31	\$1,200
Villa	Even Year Only	Week 39	\$500
Manor	Every Year	Week 16	\$1,400
Manor	Even Year Only	Week 37	\$800
Manor	Odd Year Only	Week 42	\$800

If you are interested in any of these units and/or would like to receive the full list of units for sale please call the resort at 207-667-6228 and speak to Tricia or Jim.

COMING SOON

We are pleased to announce that the Board has approved the purchase and installation of 12 more heat pumps for units 31-36 and units 41-46. This means that all units will have air conditioning, great news for our Owners and also our incoming guests. This also will assist in unit sales by showing that we are able to do unit improvements while keeping our Maintenance Fees much lower than the national average.

The Board also approved the purchase and installation of new internet equipment! The goal is to upgrade the current wifi signals to the units and make everyone a little happier during their stay here at AVR.

Both upgrades are planned for the late fall of 2021.

NEED TO GET AWAY?

After a year of curbside pickup date nights, many people are ready to reconnect and take that vacation that they may have put off last year.

Now is the time where we are offering bonus weeks for only \$300! This limited time offer ends on October 31, 2021 so be sure to act fast! This year, there are 53 weeks in the Interval International calendar. The week 53 units are usually HOA units that are not owned, so we can offer them at discounted prices.

These bonus weeks can be deposited into your interval account or you can use them to stay at the resort, the dates start 12/31/21 for villas & manors, 1/1/22 for townhouses.

Any owners wishing to take advantage of this opportunity should contact AVR as quickly as possible. All week 53 uses will be allotted on a first-come, first-served basis.

CHANGE OF ADDRESS OR NAME

Have you had a name or address change lately? If so, make sure that you not only update your address with us but also with the City Tax Office to ensure that you continue to receive all correspondence. Failure to pay tax bills will result in tax liens and possible foreclosure. Also, if there are changes that need to be made to your ownership, please let us know. We can make the necessary changes to your resort file, and if the deed needs to be changed, we can offer information on the required procedure.

City of Ellsworth Tax Office
207-667-2563

Acadia Village Resort
207-667-6228



CHECK-IN DATES

We can never stress this enough—please know your check-in dates! The HOA takes no responsibility for owners who show up at an incorrect date. Your week date can be found highlighted on your maintenance fee invoice. You can also find it by visiting www.acadiavillageresort/interval-weekly-calendar/ & click on the blue “Download Now” link.

