



2021 Winter Newsletter

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

SPECIAL OWNER'S MEETING RENTAL RATES

We offer special rental rates for Owners who wish to attend the annual Owner's meeting on Saturday December 4, 2021 at 9am. Owners who stay Friday or Saturday night AND attend the meeting only pay ½ of the standard Owner rate for their rental.

FOLLOW US ON FACEBOOK!

Follow us on Facebook for the most up-to-date information on resort happenings & updates.



NOTICE FOR 2021 ANNUAL OWNER'S MEETING

The 2021 annual meeting of the Acadia Village Resort Home Owner's Association will be held on Saturday, December 4, 2021 at 9 am in the clubhouse. Items on the agenda will include voting on the 2022 Budget and the election of 2 Owners to the AVR Board of Directors.

We are proposing a \$30 increase on Maintenance Fees for all units. Due to COVID-19 costs for goods & services has drastically increased. While we pride ourselves for having some of the lowest maintenance fees throughout the industry we are just not financially able to continue to be so without the resort suffering as a result. Without proper funds some unit updates, resort upgrades, and the like will have to be put on hold due to the lack of funds.

Here is the breakdown on the proposed increases:

Townhouses	\$30 increase to \$475
Villas	\$30 increase to \$493
Manors	\$30 increase to \$648

There are 2 candidates running for the 2 open positions, Melissa Laverdiere & Tony Graziosa. 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.

We value your input & hope to see you at the owners meeting!

INTERVAL INTERNATIONAL NOTICE

Owners who want to deposit with Interval International must do so 59 days before the start of their week to avoid a restricted deposit. The number to call for depositing is 1-800-828-8200.

PLANNED UNIT & RESORT UPDATES

We plan on doing many unit renovations and improvements over the winter. We will be removing a lot of wallpaper & many units will be getting a fresh coat of paint, replacing the remaining box TVs with new flat screens, and installing multiple exterior doors throughout the property.

In the next few weeks the installation of new internet equipment will begin with the goal to upgrade the current internet signals so our owners & guests will have better connection & faster Wi-Fi when visiting.

In the next month we will begin the installation of heat pumps in buildings 3 & 4. This means that all the units on property will have air conditioning!



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

Melissa Laverdiere

My name is Melissa Laverdiere and I live in Auburn, Maine with my husband, Jake. I have two grown children which includes our daughter, Samantha, and son-in-law, Derek, who are expecting their first baby in early November, and our son, Chris.

I enjoy traveling, spending time at our camp, and working on my family genealogy. Jake and I have owned a small business for 23 years. I am a veteran, serving four years in the US Navy and six years with the Maine Army National Guard, and I volunteer with a wonderful program here in southern Maine called Vet2Vet.

Jake and I have been owners at Acadia Village Resort for over 20 years. Our first purchase was an October week in the villas and after a couple of years we decided to upgrade to a summer week when the manor was built. We own a week in August every year and last year added an odd year summer week in the manor as well.

We use our week(s) at Acadia Village Resort every year. The location, accommodations, and the staff are amazing! My parents always vacation with us at the resort and love it just as much as we do. This year when my uncle was visiting us, he enjoyed the resort and area so much that he became an owner!

I would like to be considered for the Board of Directors as I feel I have a lot of experience to give and will represent

the owners by wanting to keep our maintenance fees as low as possible while maintaining the resort but also making sure the upkeep is continuing and so that our owners, guests, and future owners can enjoy it for years to come.

Tony Graziosa

Tony is a Connecticut native and is married to a local Mainer from Mt. Desert Island. They have 3 children, 6 grandchildren and 4 great grandchildren.

Tony is retired from working in financial management for various companies.

They have owned many weeks at many resorts and now only own 3 weeks at Acadia Village and come back here on vacation every year. Tony feels that Acadia Village well run in comparison to other resorts they have stayed at. They have exchanged into many resorts in places such as Cancun, Orlando, Williamsburg and Cape Cod over the years since their first experience with Timeshares in the 1980's.

Tony has owned at many resorts and exchanged through both I.I. and RCI. Tony is a lifetime member of the Timeshare Users Group (TUG) and is on the executive staff of Timeshare Forums (TS4Ms) which both are websites dedicated to educating people on the best use of timeshares.

VOTING FOR BOARD MEMBERS & THE 2022 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 3, 2021 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 are counted.

Acadia Village Resort HOA,
50 Resort Way, Ellsworth, Maine 04605

***Ballots must be received by Friday,
December 3, 2021 in order to be counted.***

PROPOSED 2022 BUDGET

	APPROVED 2022	APPROVED 2021	2021 TOTALS THRU 9/1/2021	APPROVED 2020
INCOME				
Fee/Merchandise Income	\$ 15,000.00	\$ 20,000.00	\$ 11,972.20	\$ 25,000.00
Finance Charges	\$ 10,000.00	\$ 10,000.00	\$ 3,293.16	\$ 10,000.00
Guest Fees/Services	\$ 500.00	\$ 500.00	\$ 30.00	\$ 500.00
Maintenance Fees	\$ 905,943.00	\$ 826,415.00	\$ 546,719.54	\$ 801,318.00
Misc. Charges/Unit Sales	\$ 25,000.00	\$ 35,000.00	\$ 28,902.04	\$ 35,000.00
Rental Income--NET TO AVR	\$ 40,000.00	\$ 35,000.00	\$ 99,880.25	\$ 40,000.00
Real Estate Taxes Billed	\$ -	\$ -	\$ 1,476.64	
Vending/Gift Shop Income	\$ 750.00	\$ 1,335.00	\$ 245.17	\$ 1,500.00
PPP LOAN				
	\$ 997,193.00	\$ 928,250.00	\$ 692,519.00	\$ 913,318.00
EXPENSES				
Advertising	\$ 1,250.00	\$ 1,000.00	\$ 288.40	\$ 1,500.00
Bank Fees/Service Charges	\$ 20,000.00	\$ 17,500.00	\$ 21,550.62	\$ 22,500.00
Business Expenses	\$ 7,500.00	\$ 7,000.00	\$ 5,417.09	\$ 7,000.00
Cable TV	\$ 15,000.00	\$ 14,000.00	\$ 9,607.89	\$ 10,000.00
Charitable Contributions	\$ 750.00	\$ 750.00	\$ 125.00	\$ 750.00
Cleaning Supplies	\$ 15,000.00	\$ 12,000.00	\$ 10,728.82	\$ 15,000.00
Electric Costs	\$ 110,000.00	\$ 120,000.00	\$ 81,204.78	\$ 120,000.00
Fuel Oil/Propane	\$ 35,000.00	\$ 35,000.00	\$ 17,503.22	\$ 35,000.00
Grounds Maintenance	\$ 20,000.00	\$ 25,000.00	\$ 10,250.69	\$ 25,000.00
Expenses-Owners Past Due	\$ 25,000.00	\$ 40,000.00	\$ 20,595.31	\$ 18,568.00
Hydrant/Water/Sewer	\$ 30,000.00	\$ 30,000.00	\$ 20,276.65	\$ 32,500.00
Insurance	\$ 22,500.00	\$ 22,500.00	\$ 18,472.00	\$ 22,000.00
Internet Costs (wireless)	\$ 25,000.00	\$ 5,000.00	\$ 5,705.48	\$ 5,000.00
Legal Fees	\$ 3,000.00	\$ 3,000.00	\$ 3,158.60	\$ 3,000.00
Maint. Bldg/Equip/Repairs	\$ 98,000.00	\$ 45,000.00	\$ 45,110.84	\$ 35,000.00
Memberships	\$ 1,500.00	\$ 1,500.00	\$ 760.40	\$ 1,500.00
Merchandise Purchases	\$ 1,000.00	\$ 1,000.00	\$ 618.46	\$ 1,250.00
Misc. Charges/Owner Sales Payouts	\$ 10,000.00	\$ 6,000.00	\$ 11,723.53	\$ 6,000.00
Office Costs	\$ 15,000.00	\$ 15,000.00	\$ 4,866.84	\$ 17,000.00
Payroll Expenses/Emp. Ben.	\$ 424,193.00	\$ 400,000.00	\$ 274,614.95	\$ 405,000.00
Postage/Mailings	\$ 5,500.00	\$ 5,000.00	\$ 1,334.00	\$ 5,000.00
Real Estate Taxes Pd	\$ 5,000.00	\$ 6,000.00	\$ 249.87	\$ 11,000.00
Refunds	\$ 4,000.00	\$ 4,000.00	\$ 1,757.38	\$ 2,000.00
Sanitation/Disposal	\$ 5,000.00	\$ 4,500.00	\$ 3,585.13	\$ 4,250.00
Swimming Pool/Hot Tub Costs	\$ 13,000.00	\$ 12,500.00	\$ 5,178.76	\$ 12,500.00
Unit Replacements/Additions	\$ 40,000.00	\$ 45,000.00	\$ 33,734.29	\$ 40,000.00
Debt Service (Loan+Credit Line)	\$ 40,000.00	\$ 45,000.00	\$ 52,951.41	\$ 50,000.00
HOA Reserve Account	\$ 5,000.00	\$ 5,000.00	\$ 14,646.72	\$ 5,000.00
	\$ 997,193.00	\$ 928,250.00	\$ 676,017.13	\$ 913,318.00

2021 Ballot

To: Secretary of AVR-HOA,

I/We authorize you to cast my/our vote(s) at the annual meeting on Saturday, December 4th, 2021 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 2022 Budget as proposed (Y/N)
2. Vote for a Board Member *(Please vote for up to two candidates)*

YES NO

Melissa Laverdiere

Tony Graziosa

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 3, 2021 in order to be counted.**

CHRISTMAS HOURS

We will be having shortened Christmas hours so that our employees can enjoy time with their friends and family on Christmas Day. The clubhouse will be open from 8 am to 4 pm only Christmas Day. The clubhouse will be open normal hours from 8am to 9pm all other days during the holiday season.

Happy Holidays!

