



View from the Top

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A vacation is like love—anticipated with pleasure, experienced with discomfort, and remembered with nostalgia.

~Author Unknown

From the Manager's Desk

So many ask, "When is the best time to come to Acadia?" Our response, "September and October—fewer people, great fall colors, and good weather!" The fall colors here on the island are having an extended season. They are changing slower than normal and the scenic beauty remains—wonderful for our fall hikers and vacationing guests.

Harbor Ridge is hoping for continued good weather as we begin construction on Building 1 on October 17. As most of our owners know, there has been an ongoing problem with water leaks around doors and windows on the ocean side of the buildings during wind driven rain storms. We will be installing new doors and windows on all levels and putting up cedar shingles for siding. The cedar shingles should give more overlap to prevent water sneaking in. We have chosen to permanently remove much of the trim work, the stationary window behind the lounge chair in the master bedroom, and the arch window above the master bedroom deck door. There will be some modifications to the deck for better drainage when snow melts. We are hoping that these changes will correct the problems that we have been experiencing. To complete this project, we will be moving guests to other units, and we apologize for the disruption and noise in advance. Thank you for your understanding as we repair our building.

The annual meeting is just around the corner on Saturday, December 4. We encourage owners to attend the meeting, so you get a detailed description of the expenses and what updates are planned for the upcoming year. We are pleased to announce there was only a slight increase in the base maintenance fee to \$417. The budget includes installing a new playground, purchasing appliances as needed, replacing mattresses, replacing rugs in various units, and rebuilding our reserves.

Again, we will be closing up to three buildings during the slow winter weeks to conserve on fuel and utility costs. This has been successful in the conservation of energy, which limits maintenance fee increases. Owners may not be staying in their own units; however, they will be assigned a comparable unit to the one they own. We appreciate your cooperation.

Since it has proven helpful to owners, the association is again providing owners the option to pay their 2011 maintenance fee in three payments. The full amount is still due by January 1 and July 1. The suggested payment amounts are \$150 due November 1; \$150 due December 1; and then the remaining balance due January 1. Any balances not paid by the due date will be subject to the \$50 late fee and additional interest. We are always willing to help owners when we are notified. Should other payment arrangements be needed, owners must contact us prior to the due date to avoid late charges accruing. We want to help you get on a vacation—call us sooner, rather than later, to discuss payment plan options!

Bed bugs have not hit the Ridge, and hopefully they won't!! We have partnered with Modern Pest Control to do preventive treatments to our units on a routine basis. Modern Pest has responded on-site quickly to any suspicious inquiries that have been made. It's a team prevention—don't let the bed bugs in!

The Homeowners Association had its first public foreclosure auction on Monday, September 20. We successfully sold 9 weeks at the auction. Should you desire to add to your ownership, there are still great values available. Not interested in additional ownership, but you need an extra vacation week? You may purchase a bonus week for \$329.00, plus exchange fees. There are still some Week 53's available for \$399.00. Merely contact the front desk staff for any option.

2011 Budget**Income:**

Bonus Week Income	\$ 5,385.00
Gift Shop	10,795.00
HR Rental	13,000.00
HR Rental Commission	16,200.00
HR Resale Commission	5,000.00
HOA Resale	2,500.00
Interest	1,500.00
Internet	4,500.00
Late Fees	14,500.00
Legal Fees	7,500.00
Maintenance Fees (2040 weeks @ \$417)	850,680.00
Miscellaneous Income	650.00
Owner Charges	2,500.00
Phone Revenue	50.00
Property Tax Revenue	79,324.86
Rental Income—Long Term	5,000.00
Sale of Used Property	1,500.00
Vending Machine Revenue	<u>1,400.00</u>

Total Income**\$1,021,984.86****Expenses**

Advertising	\$ 350.00
Automobile—Fuel, Reg, Repairs	5,475.00
Bad Debt Expense	20,350.00
Bank Charges	10,575.00
Computer	1,725.00
Contracts	9,100.00
Contributions	50.00
Corporate Tax	7,500.00
Dues, Fees, Licenses, Permits	575.00
Employee Expenses	1,800.00
Gift Shop	7,500.00
Insurances	75,500.00
Miscellaneous	50.00
Owner Expenses	10,750.00
Payroll Expenses	405,056.49
Professional Fees	4,500.00
Property Tax Expense	79,324.86
Property Tax Interest Expense	0.00
Registry Expense	2,450.00
Reserves ¹	59,547.60
Repairs and Supplies	96,780.91
Seminars and Training	1,275.00
Supplies—Housekeeping	19,500.00
Supplies—Office	7,750.00
Supplies—Townhouses	49,250.00
Utilities	<u>145,250.00</u>

Total Expenses**\$1,021,984.86**

**Harbor Ridge Condominium Association
Special Meeting Agenda
December 4, 2010—10:00 a.m.**

1. Call to Order
2. Roll Call of Officers
3. Consideration of ratification of proposed annual budget
4. Transaction of such business as may properly come before the meeting
5. Adjournment

NOTE: The budget has been prepared based upon what Harbor Ridge believes to be the best current estimates of future costs currently available, such as current and past operation and maintenance costs of the property or of similar properties. In preparing the budget, Harbor Ridge has assumed that all the units will be occupied during the one-year period which the budget covers and that there will be a nominal inflation rate. These estimates are not intended, nor should they be considered, as guarantees or warranties of any kind whatsoever.

***Please Return Your Proxy!***

It is vital to the association to have these proxies returned with your vote for the budget. So, please mail in your proxy by December 1 so it arrives at the office prior to the meeting.

**EVERY YEAR OWNERSHIP
ANNUAL ASSESSMENT**

WEEKS	2011 MF	2011 TAX	ARDA-ROC	TOTAL
1-6	417.00	22.13	3.00	442.13
7-17	417.00	28.59	3.00	448.59
18-42	417.00	47.96	3.00	467.96
43-47	417.00	28.59	3.00	448.59
48-50	417.00	22.13	3.00	442.13
51-52	417.00	47.96	3.00	467.96

ALTERNATE YEAR OWNERSHIP

1-6	417.00	29.52	3.00	449.52
7-17	417.00	31.36	3.00	451.36
18-42	417.00	49.80	3.00	469.80
43-47	417.00	31.36	3.00	451.36
48-50	417.00	29.52	3.00	449.52
51-52	417.00	49.80	3.00	469.80

¹Seven percent of the assessment total is set aside in a reserve account for maintenance, repair and replacement on a periodic basis of common elements, limited common elements and limited common property for which the Association is responsible and to cover deductible amounts for any insurance policies maintained by the Association.



New picnic area across from Building 5.

Timeshare Resale Marketing Scams

Beware of scam email like the one sent below!! These programs ask you to pay thousands of dollars to walk away from your ownership. Give your timeshare to a friend or family member before considering paying thousands to “scam artists.” Generally, the scammers fail to pay their fees to the association after assuming ownership through a deed.

The following email was not endorsed by the Harbor Ridge Condominium Association.

Sample email forwarded by owner, David Kass:

Dear Valued Harbor Member,

Thank you for being a member of Harbor Resort. We are aware that the recent increase in annual maintenance fees has caused some dissatisfaction amongst our members. Every effort was made to limit the increase last season, and unfortunately, it seems that next year an additional increase in maintenance fees are likely. In order to avoid any future customer dissatisfaction associated with additional financial liabilities, you may now join our resale and rental program and be able to walk away from your ownership obligations.

Please call Member Support Toll Free: 1-800-951-8337

Or for more information visit: www.ResortServices.org

MemberSupport@ResortServices.org

The email sounds like it is from Harbor Ridge, but it's sent by Resort Services. This company is not associated with HR.



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