



# View from the Top

## A HARBOR RIDGE PUBLICATION

www.harborridge.com ~ info@harborridge.com ~ 207-244-7000

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### Float Owners

*Have you requested your week's stay at Harbor Ridge or had a week deposited with Interval? If not, call us soon at 207-244-7000!*

### Acadia National Park News

*The Park Loop Road  
reopens April 15.*

### *Manager's Update*

Harbor Ridge has been bustling with activity early this spring. The Great Harbor Shootout basketball tournament weekend brought out 78 teams to the island, and it seemed to usher in record setting temperatures (66 degrees) and guests galore for the Easter school breaks. The previous three years saw teams arriving in, waking up to, and driving home in 6—8 inches of snow, but yet this year, they were barbecuing and sun bathing. We had to bucket out snow from the property in January, but then used the shovels and ice melt very little there after.

As mentioned in December's newsletter, we did install new ductwork in the pool area to enhance the dehumidification system in January. The project was completed in about 5 days, and the pool was open for use every evening.

New king mattresses were put in Buildings 3 and 4, and the guest bedroom beds in Building 3 were also replaced. We hope you enjoy the new sleeping comfort. We have also painted the downstairs bedrooms in Buildings 2 and 3—what a face lift!

We installed new carpeting in the guest bedrooms and new linoleum floors in the kitchens of Units 21—24. New air bubble tubs have been installed in the lower levels of Units 24 and 34 out of necessity.

Many have asked how Harbor Ridge has done during this economic downturn. Rental reservations for 2010 have seen an increase over last year, which is encouraging. Maintenance fee delinquencies have risen slightly (2% over last year); but we

feel very optimistic as many owners have set up payment plans. Harbor Ridge has tried to be proactive in collecting maintenance fees by offering the three-payment plan option and by calling owners. It is important for owners to call and set up arrangements prior to the original due date of January 1 or July 1 to avoid additional late fees, interest, and collection fees (if sent to an outside agency). If an owner is unable to pay the entire balance, we kindly ask that monthly payments be made toward the balance. Maintenance fees are required to be paid in full to deposit a week with Interval International or to occupy your unit at Harbor Ridge.

### *Do We Have Your Number?*

Have you recently dropped your land line? Do you just use a cell phone now? Please call Harbor Ridge with your new telephone number. Harbor Ridge Staff attempts courtesy calls to remind owners to deposit their weeks and to confirm arrival at the resort. These calls are extremely important!



### *Exchange Tips*

Timeshare exchange can be a wonderful way to see many different parts of the country and possibly the world.

Follow these tips for getting maximum enjoyment out of an exchange:

- Focus on the vacation experience—as well as the destination—when exchanging.

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## ***Timeshare Resale Scams***

Owners have informed Harbor Ridge about companies that promote that vacation ownership is a terrible investment, and that for a mere \$3500, these companies will gladly take the timeshare week off the owner's hands. Typically, once these companies have your money, they legitimately do deed work, but then they cease paying the homeowner's associations' maintenance fees and go "underground."

There are many companies that operate under this business model, and Harbor Ridge encourages owners to be extremely cautious. We feel that owners could use this money to prepay their vacation accommodations for several upcoming years. We also feel that if an owner can pay \$3500, he can afford to look for a legitimate friend or family member to gift their timeshare to, so their friends and family can make memorable vacation memories for years to come. Wouldn't you rather give a friend or family member a memorable gift than give a scamming stranger \$3500.



Per *TimeSharing Today*, Florida's Attorney General recently announced he is tackling growing abuses in the timeshare resale industry by filing a lawsuit against ResalesBuyOwner.com. The AG has also unveiled ongoing investigations into 17 timeshare companies and their affiliates throughout the state for deceptive trade practices. The 17 companies include the following: American Marketing Group, LLC; Hicks, Inc. dba Universal Marketing Solutions and Creative Vacation Solutions; Executive Timeshare Marketing, Inc.; Coastal Timeshare Solutions, Inc.; Worldwide Resorts Direction, Inc. dba Worldwide Timeshare; TS Luxury Group, Inc.; C&G Marketing Associates, LLC dba Premier Timeshare Solutions; Nationwide Marketing Solutions, Inc. dba Magnum Advertising Services; International Resort Solutions, LLC; EAT Sales, LLC; Euroamerican Timeshare LLC; Transatlantic Timeshare LLC; Seabreeze Advertising Corp.; Timeshare Market Pro; International Marketing and Finance; Gold Crown Property Management; Vacation Property Resales, Inc. dba Buyatimeshare.com; Timeshare Only; PFS Concepts, Inc. dba US Vacation.

The AG Office has recently had settlements with the following: Virtual Group dba Realty Trade; World Timeshares, Inc.; Timeshare Travels; Vacation Property Trader; Preferred Vacations Resorts, Inc. dba as Preferred Property Services, Inc; D&D Vacations, Inc. dba United States Property Services; and SFC Group, Inc. dba TWA Resale.

To view the entire press release of the Florida Attorney General's Office, go to <http://www.myfloridalegal.com/newsrel.nsf/newsreleases/705F60ACA911B5AB852576E300503590>.

If you have suffered a consumer protection violation by a resale company, you should contact your state's Consumer Protection Agency. If owners would like to do more research, view bulletin boards and blogs online by entering "timeshare rescue scam," "time no more inc scam," or "timeshare relief scam" into a search engine.

## ***Exchange Tips***

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- Think "what" before "where." With so many resorts in so many places and units and destinations not always available at all times, think about activities and experiences you would enjoy during your vacation.
- Allow vacation exchange representatives to assist you in finding the perfect destination.
- Advance planning pays off. Place your request as far as possible in advance of the dates you want to travel to maximize your chances of securing the vacation of your dreams. Get on the waiting list!
- Be as flexible as possible when requesting travel dates and resort locations. Listing several options enhances your chance for a timely confirmation.
- Consider a trip in the off-season or visit a lesser known destination that offers a similar vacation experience.

Remember that resorts may have more small units than large ones. If you are willing to accept a unit that accommodates the number of people traveling, regardless of the size of the unit you are relinquishing, you enhance your exchange opportunities.

### ***Can I Afford a Vacation this Year? Yes!***

“I need time away, but how can I do it?” “I cannot afford a vacation this year.” Yes, you can! You may say, “MDI is so expensive!” A vacation at your home resort can be as expensive or inexpensive as you want. Food, entertainment, and accommodations are the major expenses on a vacation. Let’s look at each one individually, beginning with accommodations. Your annual maintenance fee covers your accommodations. You’re paying for it, so come use your great timeshare resort that is located on picturesque MDI. Why pay for something that you are not utilizing? There are precious memories to be made here!

Your food bill doesn’t have to cost any more here at Harbor Ridge than at your own home. Some inexpensive, easy meals include spaghetti, quesadillas, tacos, roasted chicken, pancakes, pizza, etc. What’s a vacation without going out to eat once in a while? There are many restaurants on the island that offer early bird specials with entrees priced under \$10.00. Harbor Ridge also provides a 10% dinner discount card for guest’s use at restaurants on the quiet side of the island during the island’s peak season.

What about entertainment? Where can you go and hike a different trail every day for virtually free?

Acadia National Park. Your \$20 park pass provides unlimited use of the hiking trails and carriage roads of Acadia. Bring your bikes along and bike the miles of well-maintained carriage roads free of motorized vehicles for added safety.

Not that athletic? One of the most calming experiences is sitting by the ocean listening to the waves crash in. Children will search for seashells and make sandcastles for hours. There is no admission fee to this marine amusement park!

The price of gas is too much, you say? Gas purchased in the greater MDI region has been 15 to 20 cents a gallon cheaper than nearby Bangor. How often is gas cheaper in a tourist destination?

The stresses of life take a major toll on one’s body, and vacations can counteract those effects. The anticipation of vacation travel generates more positive feelings about one’s family, one’s economic situation, one’s health, and one’s life as a whole. Life satisfaction increases during vacation, and these positive effects continue after returning home. In addition to improved mental health, it is also important for your employer's bottom line when you get away from the office once in a while, as employees are more productive upon returning from a vacation.

~Reprinted from October 2008

### ***2010 Has 53 Weeks!***

The resort year 2010 at Harbor Ridge has an extra week for occupancy. “Week 53,” as it is called, is available to any owner who wishes to use the week either at the resort or with Interval International. A payment of \$399 for Week 53 must be paid prior to the owner receiving use of the week. Owners can choose either a one-bedroom or a two-bedroom, based upon availability.

Any owners wishing to take advantage of the Week 53 opportunity should contact Harbor Ridge at 207-244-7000 as quickly as possible to take advantage of this extra week opportunity. All Week 53 uses will be allotted on a first-come, first-served basis, and there are 40 weeks available. They have greater trading power as well, due to it being a holiday week. II memberships must be valid through January 9, 2011.

XXXXXXXXXXXXXXXXXXXXXXXXX Complete and return with your payment XXXXXXXXXXXXXXXXXXXXXXXXXXXX

Name: \_\_\_\_\_ Interval Member No. \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_

MasterCard, Visa, Discover: \_\_\_\_\_ Exp. Date \_\_\_\_/\_\_\_\_/\_\_\_\_ Sec: \_\_\_\_\_



*I'm unhappy with Interval International. I never get where I want to go.*



*When did you place a request?*



*I didn't. Should I? Maybe I don't understand how the system works.*



*If you are traveling to a busy location during peak season, you definitely need to go on a waiting list or select another available location.*



*I'll call Interval today. Maybe I'll look online at [intervalworld.com](http://intervalworld.com) for openings. I'm ready for a great vacation—it can't start soon enough!*



*Planning early helps and be flexible! Timesharing is the best decision I ever made for my family! Use it! You'll love it!*



HARBOR RIDGE  
PO BOX 725  
SOUTHWEST HARBOR ME 04679