

STATE OF THE HILLCREST

OFFICIAL NEWSLETTER OF THE HILLCREST TIME SHARE CONDOMINIUM RESORT

OGUNQUIT'S FIRST AND OLDEST HOTEL
ESTABLISHED 1911 INCORPORATED AS A TIME SHARE RESORT 1981

New Mailing Address

All matters **not related** to billing or payment of fees will be mailed to:

Hillcrest Resort
512 Shore Road
Ogunquit, ME 03917

New Owners Website

Owners can now access an owners only page on www.hillcrestresort.com/owners. Meeting minutes, notices and items of interest to Owners will be posted there.

New Staff Designations

To be more in concert with their duties. Effective immediately Tracie Mahar will be **Office Manager** and Kathy Landry will be **Head of Housekeeping Services**.

More related to this will be included in Changes for 2018 in this Newsletter.



Changes for 2018

There has been a modification with our contract with Maine Properties, LLC for 2018 that was mutually agreed to. Maine Properties will continue to provide accounting support in the form of collecting annual maintenance fees, paying all bills and providing financial reports on a monthly basis.

They will also lend construction assistance for most major and some minor projects

We no longer need a Property Manager, a position formerly held by Ms. Deb Ouilette. In her stead the Board of Directors and Staff will handle the day to day operation of the physical property.

We would be remiss not to thank Ms. Ouilette for her contribution to Hillcrest and its Owners.

Studies revealed that much of what the Property Manager provided was redundant, as all major purchases and projects had to be reviewed and approved by the Board, and Vendor



New Offseason Rental Rates for Owners

Some greatly reduced rental rates for Owners in good standing will be published on the www.hillcrestresort.com/owners web site or call or email during office hours 9-3 M-F for listing.

Both 1 and 2 bedroom units are available and the price will hold until April 30, 2018

If you plan to be in the Ogunquit area for a couple of days or even a week please contact the office for prices and availability.

Around the Town

Some of Ogunquit's many fine restaurants are open year round on a limited schedule here are some choices:

- Bintliff's
- Clay Hill Farm
- Cornerstone Pizza
- Front Porch
- Five O
- Jonathan's
- Roost
- That Place

Please call for days and hours of operation.

solicitations were handled by the Staff. Purchases of house keeping items etc, were compiled by the Staff and submitted for approval.

Changes in Timeshare Resales

The practice of utilizing the office personnel as real estate agents has come to an end. Owners often complained that HCA was not proactive enough in their attempt to sell their weeks. Going forward you will supply contact information that will be listed on the resale list. Failure to provide this information will result in removal from that list. The contact can either be yourself or an agent you delegate. As all sales are to be reviewed and approved by the Association. Sales to so called Timeshare relief agencies will be strictly forbidden. The Association will reject any and all sales that even hint of this.

Final Note of Maintenance Fees

Since adjusting the rate and payment schedule a few years ago to more accurately reflect our actual operating expenses, there still seems to be some confusion.

Over the years since incorporation the Owner population has gone through some changes, mainly by the loss of many long time Owners. These changes did not reflect accurately on our actual collectible receivables.

Timeshare fees contribute approximately 90% of the total revenue to the Association. Every time an Owner defaults on his or her fees, that debt must be picked up by Association; which is **you** as a member of the Association

Our increase of 15% to the fees in 2015 reflected the shortfall brought about by those defaults. The good news is that we have adjusted our fees and collection process to reflect what we realistically need to function properly every year. It also allowed us to become financially very sound.

"I am not young enough to know everything" Oscar Wilde



