

## Members Only - How to Register

Join the 2,405 Resort owners who are finding lots of valuable information by utilizing the members only section of the Resort's website: Find information on selling timeshares. Obtain the minutes of the HOA meetings. Learn about changes in Resort operations. It's also the perfect place to submit your comments!

Here's how to register: You will need your Membership ID (for example C6:43)

- Go to [www.rangeleylakeresort.com](http://www.rangeleylakeresort.com)
- At the bottom of the home page, click on "Members Only"
- At the login page, click on Register located at the bottom
- Provide the requested information

**It will take 24 to 48 hours to activate your registration.**

**Once activated you may login and enjoy accessing useful members only information!**



### Did you know?

- Incandescent light bulbs exhaust 90% of their energy as heat?
- If every US household switched to compact fluorescent bulbs, it'd be like taking 2 million cars off the road.

## Rangeley Lake Region Events

|              |  |
|--------------|--|
| July 10      | RRGS Strawberry Festival & Sale, Oquossoc Park, 10-3 p.m.  |
| July 26      | Logging Museum Festival Days & Parade from Main Street to Route 16, 10-4 p.m.  |
| August 9     | Shriner's Parade, Main Street, 1 p.m.  |
| August 12    | RRGS Outdoor Sporting Heritage Day, a celebration of Maine's Hunting and Fishing, Maine Guides' Flycasting Competition, Game Meals, Free Admission, Oquossoc Clubhouse, 9-4 p.m.   |
| August 21    | Blueberry Festival, 10-3 p.m.  |
| August 23    | Oquossoc Heritage Day, events all day, children's activities, games, Doggie Garden Party, 2 p.m. boat parade, Sink the Bismarck, store and restaurant specials, evening potluck supper, open bar and dance, 10 a.m. to 10 p.m. |
| August 31    | ROMP (Rangeley-Oquossoc-Mountain-Pursuit) with a Triathlon, Music, Hikes, Barbeque, Family Fun to Benefit the Rangeley Lakes Trails Center   |
| September 1  | Third Annual Saddleback Challenge Mountain Bike Race, RLTC*  |
| September 21 | 4th Annual Fall Festival, Saddleback Maine   |
| October 4    | Rangeley Lakes Logging Museum Apple Festival, Church of the Good Shepherd, 9-3p.m.   |
| October 11   | Sandy River/Rangeley Lakes Railroad Haunted Train Ride, Phillips, (rain date October 12)   |

Visit [www.rangeleymaine.com](http://www.rangeleymaine.com) for a complete list of area events

## CONTACT INFORMATION



Mailing Address:  
P.O. Box 281  
Kingfield, ME 04947

Location:  
1102 Valley Crossing  
Carrabassett Valley, ME 04947

Phone 207-235-2560

Fax 207-235-2584

[assocmgt@mountainvalleyproperty.com](mailto:assocmgt@mountainvalleyproperty.com)

[www.mountainvalleyproperty.com](http://www.mountainvalleyproperty.com)

◆ ◆ STAFF ◆ ◆

**Cynthia K. Hammond**  
President

**Marie Shields**  
General Manager

**Kathy Beauchamp**  
Association Accounts Manager

**Sarah Sillanpaa**  
Association Support

**Dan Chaff**  
Property Manager

◆ ◆ HOURS ◆ ◆

Summer: M-F 8 am to 5 pm

Winter: 7 days 8 am to 5 pm

**24/7 Emergency Availability**



Summer 2008

# The Lakeside Quarterly

## From the Manager's Desk

Greetings from Rangeley Lake Resort. It is a beautiful time of year in Rangeley. The lupine are in bloom and Rangeley is full of activity. Rangeley Lake boat tours, offered as a resort activity, have been very popular. A pontoon boat picks guests up at our waterfront area boat dock for a 2 hour tour of Rangeley Lake and all its islands. The fee is \$25.00 per person and for an additional \$5.00 you are provided with lunch. What a great way to get a boat ride and see all of Rangeley Lake!



Ahh, summer time on the lake!

Saddleback Mountain is teaming with Rangeley Lake Resort to offer guests various activities such as sunset canoe trips and gourmet wilderness cookouts. A representative from Saddleback is available Monday mornings at the resort for questions and sign ups.

In June, I attended an ARDA (American Resort Development Association) convention in Portsmouth, NH. This year's topic was "Going Green." The importance of saving

energy was emphasized and a number of other resorts shared success stories about ways they have minimized energy use. We have begun implementing energy saving measures. CFL bulbs have been installed throughout the resort. We appreciate the cooperation of Rangeley Lake Resort homeowners as we head in this direction both at the resort and in our homes.

One way to save is to communicate with our ownership via email. In efforts to trim our budget and better communicate we are asking all owners for an email address. Communicating via email will enable us to send more

frequent newsletters and updates without costly postage and handling. Please send your email address to [rick@rangeleylakeresort.com](mailto:rick@rangeleylakeresort.com)

Enjoy your summer and happy vacationing!

Jamie Compton



Save  
the  
Date!



**2008 RANGELEY LAKE RESORT ANNUAL HOMEOWNER'S ASSOCIATION MEETING**

**Saturday**

**December 13, 2008**

Watch for details to come!

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## New Board of Directors Elected

The Resort's new Board of Directors was elected at a special meeting held on Saturday, March 8, 2008. The new Board members are Penny Cote (5 year term), Perry Williams (4 year term), Dave Rodway (3 year term), Hazen Carpenter (2 year term) and Jerry Williams (1 year term). Penny Cote, of Windham, has been an owner at the Resort since there was only Cabins 1 & 2. Hazen Carpenter, of Springvale, has two weeks at RLR as well as other timeshares. Jerry Williams, of Livermore, has been an owner since 2002 and also owns timeshares elsewhere. Perry Williams, of Raymond, and Dave Rodway, of Rangeley, are both former Rangeley Lake Resort Developer Board members.

# Mountain Valley Property Manager's Report

It has been just over one year since Mountain Valley Property has taken on the property management of the Rangeley Lake Resort Homeowners Association. RLR is moving through a challenging time in transitioning from developer to ownership control and we are pleased to be able to provide our expertise in property management to the Resort.

For those of you who don't know us, Mountain Valley Property has been in the property management business for over 20 years. We provide many levels of service to our condominium and homeowner associations and specifically provide to RLR:

- fiscal management
- operational oversight of the Resort's physical plant
- daily communication and monthly meetings with Jamie Compton and Rick Wingo
- monthly meetings with your Board of Directors
- capital improvement/reserve analysis
- 24/7 availability



Over the past year of managing the Rangeley Lake Resort Homeowner Association, Mountain Valley Property has:

- Rectified the receivables accounts
- Put the RLR financials into the QuickBooks financial program
- Developed and followed a transition plan for moving the Resort from developer to ownership control
- By following the By-Law Rules and Regulations in regard to delinquent accounts, we have been able to collect over \$50,000 in delinquent maintenance fees
- Analyzed the financial needs of the Resort and developed the Association's first homeowner's operational budget
- Reviewed insurance coverage of the Resort resulting in the decision to put the Resort's insurance needs out to bid with the goal of obtaining a lower premium
- Negotiated with the insurance carrier regarding new insurance mandates, saving the Resort money
- Identified the potential for increased revenue by establishing a more comprehensive rental program that we can continue to build on
- Opened a money market account, increasing interest earned on unused income
- Worked closely with Jamie, Rick and the Board of Directors to identify cost saving measures (energy analysis of Lodge and cabins, negotiated fuel costs, bulk purchasing, etc.)
- Developed an electronic newsletter/email system to better communicate with the ownership while saving the Resort money
- Continue to assist the Resort in "going green" (identified a discounted bulk purchase of CFL bulbs which will save the Resort in electricity expense)
- Through participation in ARDA (American Resort Development Association) kept up to date with timeshare industry standards and trends.

Mountain Valley Property is looking forward to a long term relationship with the Rangeley Lake Resort Homeowner's Association and see the following as our next set of goals:

- Continue to find operational efficiencies and cost saving measures while maintaining RLR's first class operation
- Build the email database to better communicate with the 2,800+ owners of the Resort
- Find creative ways to improve RLR's collections challenge
- Identify new RLR homeowner benefits, keeping the ownership satisfied, resulting in a more stable ownership base
- Establish a 20 year Reserve (capital improvements) Program to ensure the future integrity of the Resort

We have enjoyed working with the development company, as well as your Resort Managers and the Board of Directors. It is important that the ownership be aware of the quality managers they have in Jamie Compton, Manager and Rick Wingo, Assistant Manager, at the Resort. From the first day of our involvement, we have been impressed by Jamie and Rick's commitment and dedication to the Resort. Please take the time to thank them the next time you visit.

**Please feel free to contact Mountain Valley Property with any questions or concerns. You can call or email us at [assocmgt@mountainvalleyproperty.com](mailto:assocmgt@mountainvalleyproperty.com). If you'd like to learn more, visit our website, [www.mountainvalleyproperty.com](http://www.mountainvalleyproperty.com)**

# Update Briefs

## Rental Program at Rangeley Lake Resort

Would you like to add a second week to your Rangeley vacation? Do you need another cabin so additional family and friends can join you? We have an increased number of owners who are renting out their reserved weeks. Please call the reservation desk at 207-864-3880 for availability of cabins and weeks.



Summer is so much fun!

## Bonus Time

In an effort to have the bonus time program pay for itself and to avoid bonus time stays from adversely affecting the budget, the Board of Directors has directed the Resort to establish a new fee schedule. Bonus time nightly rates during Red weeks will be \$89, Yellow Weeks \$69, and Green Weeks \$49. Bonus time may be booked up to 14 days in advance for a stay of 2-4 nights, subject to availability. This is still a very favorable rate when compared to rates of \$200 to \$250 for cabins without the amenities we offer.

## Energy Consumption

We are all being hit with high energy costs and the Resort is no exception. We are always working to reduce our energy bills, and there are some things you can do to help as well: 1) turn off fans, lights and TVs when not in use; (2) in winter, close fireplace doors, windows and cabin doors; (3) take shorter showers; (4) when checking out, turn the heat to 50 degrees.

## Interval Deposits

If you are unable to use your week this year, consider depositing your week with Interval International and exchanging for another week's stay in one of Interval's member resorts. Your Interval Membership must be current and you must first reserve a week at our Resort to give to Interval. Deposits with Interval should be made at least 60 days in advance of the deposited week, or it will be considered a "late deposit", which may restrict your options to choose a week through them.

## Interval Rating System

As you know, Interval has awarded your Resort the highest rating possible, 5-Stars for each of the previous five years. In 2008 Interval changed the rating system, and we were again awarded the highest rating: Premier. Formerly, Interval's rating system was heavily weighted on evaluations submitted by exchange members who stayed at the Resort. In the new system, Interval has added criteria as well as changed the weighting of scores. These changes could result in a different rating for the Resort. Area attractions now hold more weight in scoring. Features that are not feasible for our resort, such as 24 hour office staffing and on-site dining, could affect our ability to achieve the highest rating in the coming years. We will keep you posted.

# Owner Updates & Eco-Friendly Email

Maintaining an accurate database and mailing list is key in providing the best service to our ownership.



Please notify the Resort of all changes in your timeshare ownership, address, phone numbers and e-mail addresses.

We would like to move to an e-mail newsletter. Communicating via e-mail will save money on paper and postage. Please provide an accurate e-mail address so that we can ensure you receive timely information.

### SEND YOUR UPDATES VIA:

Mail: Rangeley Lake Resort  
P.O. Box 1273  
Rangeley, ME 04970

Phone: 207-864-3880

Email: [rick@rangeleylakeresort.com](mailto:rick@rangeleylakeresort.com)