

Resort Improvements Continue

By Sandy Stevens, General Manager

It's fall newsletter time again, and I must say that 2009 has been an exciting and busy year at Mountainview. Thanks to the commitment and guidance provided by InnSeason Management and the new developer, Mountainview Development, we have been able to accomplish a great deal during the past year.

Since the previous newsletter in the fall of 2008, all of the carpet has been replaced in the seven one bedroom units and three cabins that were already constructed when the new development team took over. We were also able to install beautiful new carpet in the common room, all hallways, exercise room, and the front lobby. It looks and feels just terrific.

In October of 2008, Mike Smyth was hired as chief engineer, to fill the vacancy created by Phil's retirement. Mike and his wife, Laura, live in Jackman and have been Mountainview owners for ten years. In addition to keeping up with the daily maintenance needs, snowplowing, mowing, and pool care, Mike and his small staff have accomplished a lot during the past few months including: designing and building new steps for your beautiful new hot tub, and designing and building your new back patio area between the commons room and outdoor pool. The new patio includes a patio block area with two picnic tables and umbrellas and a grill, a fence for safety along the rock wall, and a small vegetable and herb garden for our guest's enjoyment.

For the second year in a row, we are very proud to have received the "Select" designation from Interval International.

They have also been able to complete extensive work from the maintenance checklists we created for the individual units and cabins. Working around cabin occupancy, we have been able to stain the exterior logs of cabin 11 and have begun staining the trim. Cabin 20 has also been stained with work on the trim continuing as vacancy and weather permits. Cabins 21, 22 and 23 are scheduled for staining later this summer.

In addition to the exterior staining, Cabin 11, the oldest of the five cabins, received some extensive improvements including the addition of draperies to replace the broken wooden blinds, refinishing of furniture and wood floors, installation of a new kitchen ceiling light, an exterior motion light for the outdoor parking area, sofa bed repair and new bedspreads and bedroom curtains. Cabins 20 and 21 will be next on the remodeling list.

A new plow truck was delivered last fall making snow removal much easier and faster during this past winter. *(continued on page 2)*



New stairs and railing for hot tub



New staining on cabin



Great new patio area with barbeque and herb garden

REMINDER

The Mountainview Resort Condominium Owners Association Annual Meeting

**Saturday, September 12, 2009,
2 P.M.**

**Mountainview Resort,
Jackman, Maine**

AGENDA

- I. Call to Order
- II. Welcome and Introductions
- III. Approval of 2008 Annual Meeting Minutes
- IV. Election
- V. Management Reports
- VI. 2010 Budget Review
- VII. Election Results
- VIII. Open Discussion – Questions & Answers
- IX. Adjournment

CANDIDATE DATA

WILLIAM J. BARKER (BILL)

Incumbent

(Appointed to fill board vacancy)

Address: P.O. Box 346, Jackman, ME

Bill is the successful businessman and the owner of two corporations and 3 small businesses. He has also donated time to the development of an Equestrian Park. He would like to see the improvement of the resorts image while guaranteeing financial stability.

FRANK DUBOIS

Incumbent

Address: Main Street Jackman, ME

Frank graduated from college as a political science major and spent 35 years in the army as a Commissioned Officer. He has owned and operated the Moose River Lodge in Jackman for the last 15 years. As a military commander (2 years in combat command) Frank is familiar with working with budget restraints, and would bring that expertise to the Board. His objective as a Board Member is to have Mountainview continue with its slow controlled improvements.

Resort Improvements Continue (continued from page 1)

By the time you receive this newsletter, Mountainview will have a new marine grade stainless steel heat exchanger for heating the indoor pool. The old heater developed a leak and will be replaced by a higher grade exchanger.

For the second year in a row, we are very proud to have received the "Select" designation from Interval International. All the hard work of a very dedicated staff has paid off again helping you keep a high exchange value for your Mountainview ownership if you wish to exchange and travel to somewhere other than Jackman.

A huge thank you to Linda and Joanne for their hard work and commitment in keeping our guests happy and continuing to strive to improve the guest experience by their addition of game night with refreshments every Wednesday, and an ice cream social with hand cranked homemade ice cream every Friday evening.

ATV RENTALS

The sport has grown by leaps and bounds along with interest in accessing all our local and inter-connecting trails (including Canada). It was just a matter of time before someone offered ATV rentals right here in the heart of Jackman. Hence, Maxx's Rentals!

If your interested in booking a trip or just trying it out for awhile, give them a call at 207-668-4210 they will be glad to set you up and get you on the trail.



Summer plantings grace front entrance.



New carpet installed in Common Room.

Your small dedicated front desk, housekeeping/laundry and maintenance staff work very hard to maintain a quality guest experience and deserve a big "well done".

Check out Mountainview's blog (<http://mooserus.wordpress.com/>) on www.InnSeason.com, written by our own Linda Dubois to see everything Mountainview has to offer. If you haven't visited during 2009, please plan to do so in 2010. We love showing off all of our new improvements.

As always, we are here to assist you with any questions or concerns that you may have. If you can't visit, we are only a phone call away. Looking forward to seeing you in 2010.

In Memoriam

It is with heartfelt sadness that we inform you of the passing of Phillip Stevens, Sandy's husband and part of the soul of Mountainview Resort and its Chief Engineer for years. Phil and Sandy who had been married for 44 years bought the resort in the 90's and have literally been the lifeblood ever since. Phil, who knew how to fix anything, had a 25 year career with Immigration and Naturalization before Mountainview, loved model railroading and automobiles and as we all know...his family. We know you will all join us in extending our sincere sympathy to Sandy and her family.



Mountainview Resort 2010 Presentation Budget

2010 MAINTENANCE FEES

UNIT	OPERATING	TAXES	RESERVES	TOTAL
ONE BEDROOM	\$ 369.86	\$ 54.00	\$ 21.00	\$ 444.86
CABIN	\$ 476.57	\$ 65.00	\$ 32.00	\$ 573.57

REVENUES

Assessment Income Operating	. . .294,738
Assessment Income Reserves	. . . .15,838
Rental Income	. . . . .13,717
Interest / Reinstatement /	
Bad Debt Recovery	. . . . .5,909
Telephone Income—
Amenities Income—
Housekeeping Income—
Internet Income—
Miscellaneous Income	. . . . .33,259
Developer Loan	. . . . .209,281

TOTAL REVENUE572,743

EXPENSES

Wages & Benefits	. . . . .218,340
Operating Expenses	. . . . .159,841
Administrative & General	. . . . .142,213
Reserves	. . . . .14,096
Bad Debt Expense	. . . . .34,163
Deficit Reduction—
Depreciation	. . . . .4,089

TOTAL EXPENSES572,743

WAGES & BENEFITS

Salary & Wages	. . . . .195,565
Taxes & Benefits	. . . . .22,775

TOTAL WAGES & BENEFITS 218,340

PROFIT/LOSS(0)

OPERATING EXPENSES

Electricity	. . . . .21,700
Gas	. . . . .69,602
Water/Sewer	. . . . .6,968
Trash Removal	. . . . .966
Telephone	. . . . .10,704
Cable TV	. . . . .644
Swimming Pool / Spa	. . . . .1,877
Exterior Maintenance	. . . . .8,840
Repairs and Maintenance / Supplies	. . . . .15,164
HVAC—
Cleaning Supplies / Uniforms	. . . . .4,608
Laundry Service / Carpet Cleaning—
Linen Replacement	. . . . .1,685
Contract Labor—
Room Equipment Replacement	. . . . .3,545
Recreation & Activities	. . . . .1,205
Guest Services	. . . . .600
Amenity Fee—
Vehicle Expense	. . . . .9,572
Equipment Rental Expense	. . . . .2,160

TOTAL OPERATING EXPENSES . 159,841

ADMINISTRATIVE & GENERAL

Office Expense	. . . . .1,522
Printing & Mailing	. . . . .1,258
Postage	. . . . .3,969
License, Permits, Dues	. . . . .444
Insurance	. . . . .23,504
Professional, Legal Fees	. . . . .3,500
Bank, Credit Card Fees (MF Charges)	. . . . .4,322
Payroll Processing Fees	. . . . .3,160
Advertising	. . . . .3,836
Travel Expenses	. . . . .750
Collection Expense—
HOA Meetings—
Property Taxes	. . . . .50,451
Management Fees	. . . . .17,956
Assessment Billing	. . . . .3,689
Computer Fees	. . . . .4,987
Data Line	. . . . .2,701
Accounting Fees	. . . . .6,649
Reservations	. . . . .3,325
Interest Expense	. . . . .2,921
Miscellaneous Expense	. . . . .3,269

TOTAL ADMINISTRATIVE & GENERAL142,213

CHERIOS, FIG NEWTONS, ORANGE JUICE

Mountainview Resort is pleased to offer its owners and guests the convenience of having your unit pre-stocked with groceries. Check out the order form online (login as an owner and you'll find it in the left hand navigation bar). Fill out and Fax 207-668-7710 or call in the order at least four days prior to arrival date. There is a 10% service charge (\$20 minimum), and the order must be paid for in advance. Call 207-668-7700 with credit card information or to have the list faxed to you.



NEW FINE DINING RESTAURANT

The Hillcrest, owned by Dan and Liz Hoyt has made a return to our area. Formally the Jackman- Moose River Senior Center, this building has returned to its original use as restaurant and lounge with an owner who is very familiar with the facility. Dan grew up playing in its kitchen and helping out here and there when his parents owned it while he was in grade school. Now Liz and Dan are enjoying their own family business with their children Tyler, Jack and Sarah. The menu features everything from gourmet hamburgers to a full Dinner menu with appetizers and desserts. Dan & Liz along with Chef Chris (from Oregon) welcome all; Tuesday – Sunday 4pm – 9pm.

RENTAL DISCOUNTS FOR OWNERS

All Mountainview owners can enjoy discounts renting here at Mountainview and at any InnSeason Resort. Save 25% off rack rates and experience all of New England, from the White Mountains to Cape Cod. Make sure you are logged on as an owner so that you can receive our special last minute discounts too...if you are flexible...you can save even more...so stay in touch!

MOUNTAINVIEW REFERENCE LIST

InnSeason Resorts Corporate Offices508-957-1800

Mountainview Ownership

Mortgage Information800-426-2184

Maintenance Fees: Alicia Beco888-333-6757
abeco@innseason.com

Owner Services.....800-582-6100
reservations@innseason.com

InnSeason Vacation Network800-582-6100
reservations@innseason.com

Mountainview Operations

Front Desk: Mon-Sat 9 a.m. – 9 p.m.207-668-7700

Toll Free866-668-7609

Fax207-668-7710

General Manager: Sandy Stevens207-668-7700

Email.....info@innseason.com

Interval International InnSeason Desk800-828-8200
www.intervalworld.com

Mooserus' Blog<http://www.mooserus.wordpress.com>

This is your last printed newsletter

The Mountainview Resort newsletter costs over \$670 every time we mail it out. We won't even discuss the costs to the environment in terms of paper, ink and energy. And if we send out 2 newsletters a year (we still send out Maintenance Fee and Annual Meeting mailings, too) that is \$1,350.

Money that your homeowner's association could use for property improvements or activities.

Statistically, we know that approximately 73% of owners use the Internet regularly. 90–95% of owners have Internet access (including stopping by your public library)! So there is no reason to continue to print when we can provide you with this information much more affordably online. So please, make sure you are registered online in our Owner's Inn (and if registered, that your contact information is up-to-date). You'll find it an invaluable tool to manage your InnSeason account. Pay your fees.

Confirm your reservation. Fill out forms online. Access to Manager's reports and special "owners only" offers. To login, simply click the "login" link at the top right hand corner of www.InnSeason.com. Click the new user link and follow instructions. If you have questions, call 800-582-6100; Owner Services will walk you through the process. Your next newsletter will be posted online (as current issues are). We will email you when it's available. If you prefer, we'll mail you a copy but you must call 866-582-6100 and ask to be on the Newsletter Mail list.



Mountainview Resort

263 Main Street
Jackman, ME 04945

ANNUAL MEETING

Saturday, September 12, 2009
2:00 PM