

Facility Upgrades Scheduled

InnSeason Resorts' newest addition, Mountainview Resort in Jackman, Maine, has initiated the first steps in a major upgrade of its facilities, including an increase in its number of vacation ownership units.

"Since adding Mountainview to our expanding roster of resort properties, we've been receiving an increasing number of requests for this popular destination," notes Steve Furrer, InnSeason's Vice President of Operations. "As a result, we're implementing some necessary upgrades at Mountainview in order to put these new units into immediate sales and service."

Furrer and Dennis Ducharme, InnSeason Resorts Managing Partner, recently journeyed to Mountainview for the first step in its identification as an InnSeason Resort.

"The InnSeason branding process begins with an overall evaluation of the condition of each resort's general infrastructure, and current status of its amenities package," continues Furrer.



"The Mountainview Resort has some real potential as a unique destination within the InnSeason family, but there's a good deal of refurbishment needed before that can happen. That's why we include Dennis in all of our evaluations, in order to ascertain from a developer's point of view what the priorities need to be in order to bring new resorts on board in the least amount of time, with the highest return on the investment."

Ducharme, with over 25 years of experience in resort development throughout New England, viewed Mountainview Resort for the first time, and came away inspired by the setting and the resort's overall position in the vacation ownership marketplace as a classic New England getaway destination.

"Mountainview presents our InnSeason members with the quintessential four-season wilderness vacation spot in Maine, perfect for outdoorsmen, snowmobilers, and families of all ages," continues Ducharme. "As developers of classic New England properties, we look first for how much of a demand there is for a specific property type, and then bring that property up to our brand standards, to meet the high demands of our members. There are a number of cosmetic problems we'll be addressing in the next few months, but it is our long-term plan to develop additional units, based upon the resort's current classic log home architecture."

Owners and guests at the resort in the past months have witnessed the re-paving of the main entrance, with the removal of the existing pavement, the addition of new grading, removal of the old concrete under pavement at the lobby entrance, and the reworking of the drainage at the entry door. Additional drainage work is planned, along with the resurfacing of the area adjacent the first cabin.



Dennis Ducharme



Steve Furrer

(continued on reverse side)

General Manager's Corner



As your resort General Manager, I have never been as excited as I am now. The relationship with InnSeason Resorts is providing a revitalization of Mountainview that has the community buzzing. We have planned many improvements, as outlined in this newsletter, which will certainly enhance the owner experience. By the summer 2007, we will have the Resort in great shape both inside and out.

We are looking forward to the full range of support from InnSeason Management. They are providing us with management oversight, guidance on policy and procedures, HR and IT support, property management software, central reservations services, improved website presence, budget/accounting services and more.

I want to thank those of you who recently made improvement suggestions and comments on the changes. InnSeason Management is helping us on property operations, budget and reserve and capital expenses and will continue to put plans in place to focus on areas of importance to you.

We will be using our new property management system to produce the Maintenance Fee bills and manage the receivables. When bills go out around the end of November or beginning of December, please look them over carefully. It is important that you pay your bill by the due date. With InnSeason Management handling the billing the core collection policy will remain but when and where you pay will change.

We look forward to seeing in the upcoming months!

Sandy Stevens, General Manager

InnSeason Resorts brings additional vacation opportunities!

Being affiliated with InnSeason Resorts has a number of benefits. One of the most used and enjoyed by owners is the ability to go to other InnSeason managed resorts at discounted prices. That's right you can now go to an InnSeason Resort in Ogunquit, ME, Lincoln, NH or Cape Cod, MA and rent a room at a fraction of the retail cost.

Mountain View owners can now call the Central Reservations office at 800.582.6100 and book a room at any of the resort and receive a 25% discount on the room only or 10% on the already discounted packages. Some packages include dinner, ferry tickets, golf and the ever popular Polar Express. The central reservation office, located on Cape Cod, in West Yarmouth is open 7 days a week to handle your calls and questions. You may also review the resorts, packages and rates at www.innseasonresort.com.

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Further scheduled refurbishment projects include:

- The exterior of the main building will get a new appearance, including the repair of the roofline and replacement of the roof, and the current fire exit stairs will be removed and replaced.
- The interior of the main building will see the refurbishment of the stairwells and second floor hallways, with replacement of the plaster, the finishing of the window wells, re-trimming of all the windows, repainting of the hall stairwells, walls and ceiling, and replacement of all stair and hall carpeting.
- The main building will see new construction, with the renovation of the decking and rear siding, including removal of all decking between the main buildings, reinforcement of the unit decking, reworking of the drainage away from the buildings, the addition of a rock retaining wall, and replacement of the steps from the main building to the terrace. This will be followed by replacement of the entry vestibule with a new updated structure to include new side windows, outer entry door, roof, siding, and tile floor. Plans include removal/re-grading of the base entrance.
- Both the outdoor and indoor pools are also included in the facelift. The outdoor pool's old wood decking is being replaced and extended 20 feet toward the valley and the steps to the terrace are being replaced. The indoor pool building is receiving a new veneer, and all the pool windows will be replaced, and a new sliding door installed.

Construction projects include:

- Build-out of Unit 9. This partially converted vacation ownership unit is approximately 45% complete, with the remaining work scheduled to be completed by May 1, 2006, allowing the unit to be put into service prior to the high-demand summer family season.
- Conversion of Units 7 & 8. These 1 bedroom units are being converted from four hotel rooms beginning in mid-November continuing through end of June 2007.
- Build-out of Cabin 22. Scheduled for construction in March of 2007. This will be a 3 bedroom log cabin and ready for occupancy prior to the summer season.
- Build-out of Cabin 23. This is currently a 3 bedroom foundation scheduled for completion on or about October 1, 2007, allowing the unit to be put into service for the fall and winter season of 2007.

Mountainview Condominium Association Notice of Special Meeting

PLEASE TAKE NOTE that a Special Meeting of the Mountainview Resort Condominium Association is to be held in accordance with the Bylaws of the Association on **Sunday, November 19, 2006 at 11:00 a.m. at the Mountainview Resort Lodge, 263 Main Street, Jackman, Maine**, for the following purposes:

1. To consider the 2007 budget for the Association which has been adopted by the Executive Board;
2. To elect one member of the Executive Board pursuant to Section 12.1(b) of the Declaration of Condominium and Timeshare Declaration of Mountainview Resort; and
3. To transact any and all other business which properly may come before the meeting.

EXECUTIVE BOARD, Sandra M. Stevens, Secretary

MEETING AGENDA

1. Call to Order
2. Roll Call
3. Approval of December 4, 2005 Minutes
4. Update from InnSeason Resorts
5. Ratification of proposed budget for the Association
6. Election of executive board member
7. Transaction of other business as may properly come before the meeting
8. Adjournment

TimeShareWare

InnSeason Management is pleased to be working with the Mountainview Homeowners Association. In an effort to improve property management we are in the process of deploying a Property Management System called Timeshare Ware at your resort. This system will allow us to manage you ownership more efficiently along with daily resort operations.

Some of the benefits of this implementation are:

- Owner profile setup and preference tracking
- Contracts detail and sold inventory tracking
- Advanced Owner Reservations
- Central Reservations to handle overflow calls and allow easy access to other InnSeason properties
- Automated Maintenance fee billing and payment tracking
- Reservation Confirmations
- Streamlined registration and checkout processes
- Better management and accounting reports
- Better Maintenance Request management and reporting

New Board Member Wanted

At the Mountainview Resort Condominium Association meeting on Sunday, November 19th, one position on the Condominium Association Board of Directors will be up for election. This position will be three years.

Any owner in good standing with the Condominium Association is eligible to be a candidate for election. To have your name included on the ballot, simply forward a brief biography of no more than 100 words to Mountainview Resort, PO Box 497, Jackman, Maine 04945. This personal and professional information will be included with the proxy for the annual meeting.

The time requirements of a Board member are not particularly demanding. The Board holds meetings at the call of the President or upon request to the President by at least a majority of the members of the Board. The Board is required to meet at least three times each year plus hold the Annual Meeting. Board members are required to attend these four meetings.

Any owner interested in serving must have a willingness to work toward the goal of ensuring that Mountainview Resort remains a desired vacation destination, and to listen to owners and guests so each continues to enjoy vacationing in the Moose River region. Owners choosing to serve on the Board should understand the importance of being a Board member and the fiduciary responsibility to the entire owner group.

Should any owner have any questions about the Board of Directors or running for office, please contact Sandy Stevens at 207-668-7700. Information on candidates must be sent to the office by November 1, 2006.

Note on Maintenance Fees

Look for your maintenance fee bill shortly after the annual meeting. It's important that you pay your bill prior to the due date of February 1, as provided for in your Condominium Rules and Regulations. By paying on or before the due date, your resort managers can better forecast the cash that will be available to meet operating expenses and take the steps necessary to collect the funds necessary to run your resort efficiently.