



Edgewater Beach Resort

95 Chase Avenue • Dennisport, MA 02639

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WINTER 2017 NEWSLETTER

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Edgewater Beach Resort

MESSAGE FROM THE BOARD

Winter 2017

We want to wish you a HAPPY HEALTHY 2017 from everyone at the Edgewater! This new year brings us a lot of new and exciting opportunities. As we go to press, the renovation of both pools and the pool building is well underway, and there will be more to come. There are always many projects on our “must do list”, along with those on our “wish list”. The “must do” projects, like replacing a deck(s) and more, of course, always have to come first, but we do our best to get to other things, too.

Meanwhile, we’re sad to report that Tom Andrews has resigned from his position as General Manager and wish him well in his future endeavors. At the same time, we are glad to introduce you to our new General Manager, Clayton Walsh. Please feel free to connect with Clayton on your next visit or beforehand, if needed.

Please make your plans now to join us at the next Annual Meeting and for lunch afterwards, already scheduled for May 6, 2017. Official notice of the meeting will be sent at a later date. Also, please note that the annual election for the Board is coming up soon. For more details, please check out the other information and articles inside this newsletter including the FAQ’s.

We appreciate your patience and support as we move forward, on to a new and exciting chapter at the Edgewater.

Marcia Svetkey
Chairperson, Edgewater Board of Trustees

CALL FOR NOMINATIONS FOR THE BOARD

The Board is searching for owners who are interested in contributing their time and efforts to the future of the Edgewater Beach Resort. If you’re interested, please submit your name to be a candidate and run in the upcoming election to serve as a member of the Board.

There are two (2) seats up for election, each for a three (3) year term. Enclosed here you will find a Candidate Information Form which we hope you will take the time to complete and submit to reach us no later than COB February 17, 2017. Please fax or send the completed Information Form to:

Secretary - Edgewater Beach Resort
c/o Vacation Resorts International
PO Box 399
Hyannis, MA, 02601
or by fax to: 508-775-6396

Please note that participation as a Board Member does not include compensation for your time, but does require a lot of love and caring for the Edgewater Beach Resort. You must also be willing and able to attend at least six (6) meetings a year at Vacation Resorts International offices in Hyannis and, on occasion, onsite at the Resort, plus be available as needed in between meetings via email and/or telephone.

Please note, too, that to run (and to vote in this election) you must be an owner and current with your maintenance fees and/or current with your financial obligations to the Resort by COB January 31, 2017. A short biography of the candidates who are running will be mailed to all owners in February. Enclosed with that mailing will be the ballot to be used to vote for the candidate of your choice.

The candidate selected will be notified in late March and invited to attend the Board’s organizational meeting in April. Their selection will be announced to owners at the Annual/Special Owners Meeting in May, online at www.edgewatercapecodma.com and in the Resort’s Summer 2017 newsletter.

INSIDE THIS ISSUE: Indoor and Outdoor Pool Improvements ■ Buying, Selling and more
Thank you Tom Andrews ■ Welcome Clayton Walsh ■ Stay Informed
Frequently asked Questions (FAQ’s) ■ Candidate Nomination Form



BOARD OF TRUSTEES

Marcia Svetkey, Chairperson
Dottie Fulginiti, Vice Chairperson/Treasurer
John Winston, Secretary
Tom Connors, Trustee
Dennis Ducharme, Trustee
board@edgewatercapecodma.com

Important Numbers Edgewater Beach Resort Owners Association and Vacation Resorts International (VRI)

EDGEWATER BEACH RESORT
Fax (508) 398-6922
Website www.edgewatercapecodma.com

VRI OWNER SERVICES
Assessment Billing and Collection (508) 771-3399
(800) 999-7140
Monday - Friday 8:00 a.m. - 4:30 p.m.

VRI RESERVATIONS (800) 228-2968
Rentals, Vacation Tyme®, Bonus Time (866) 469-8222
Website www.vriresorts.com
Email reservations@vriresorts.com

EXCHANGE INFORMATION
RCI (877) 874-3334
Interval International (800) 828-8200
Trading Places (800) 365-7617

STILL NEED ASSISTANCE
VRI Corporate Services (508) 771-3399
VRI Fax (800) 999-7140
(508) 775-6396

Managed by Vacation Resorts International
Perfecting the Art of Hospitality
www.vriresorts.com

INDOOR AND OUTDOOR POOL IMPROVEMENTS

As you may be aware, the swimming pools are the most important and valued amenity at Edgewater Beach Resort along with the beach. Over the years there have been many discussions regarding the pools and the pool building itself. This past year the pool building was inspected by engineer, Lars Jenson, and a plan was developed to renovate and update both pools plus add a bathroom to the pool building. The following renovations have been underway since October 2016:

- Separation of the two bodies of water, creating two new pools.
- Dehumidification and heating units are being added to the building to control the temperature and moisture to allow guests year-round use in a comfortable environment.



- Pool pumps, filters and water heaters are being installed in a new mechanical room between the pool building and the end of the building next to units 118/218.
- The electrical panel is being replaced.
- Gas line is being moved.
- A bathroom is being installed.

As with most renovations, additional projects/issues have been discovered and are also being addressed as follows:

- The façade of the brick wall on the end of the building next to units 118/218 needed to be addressed, and an engineer has designed an anchoring and fastening system.



VACATION ON CAPE COD!

- Due to new septic codes, the pool building's new bathroom could no longer be connected to system A near the outdoor shower as previously designed and planned. Sweetser Engineering has had to draft new plans to connect the bathroom to a new "Septic System J" which will be installed in the courtyard by the putting green.

These additional two projects are being funded by the Resort's regular reserve account, while the pools and building renovations are funded by the Special Assessment Funds.

These projects will ensure that the new and improved pools and building will be very comfortable and enjoyed by owners and guests for decades.

Buying, Selling and more...

You may have noticed over the last year a tremendous increase in the number of postcard mailings, email, and/or telephone solicitations you may be receiving from so-called timeshare relief companies. They typically operate under a variety of ever-changing names and offer to sell or dispose of your interval. This "opportunity" can be made to sound very attractive and compelling. However, these companies take your money and leave a trail of false hope, unresolved promises, and possible liability in their wake.

The Edgewater's Board of Trustees has taken steps to protect owners and the Owners Association from fraudulent transfers by these so-called timeshare relief companies by working with one sales company, InnSeason. For more information on purchasing an interval and/or converting your week to "Points", please contact Scott Roselund at sroselund@innseason.com or Jason Wenzel, jwenzel@innseason.com. Should you have questions regarding InnSeason or another company which has contacted you, or need assistance with re-sales or renting, please call Clayton Walsh, General Manager, at the resort or email him at clayton.ebrgm@gmail.com. We do not want any owners to fall prey to false advertisement and hope.

THANK YOU TOM ANDREWS

Tom Andrews left Edgewater Beach Resort after six years employment on January 3, 2017 to pursue other opportunities. Tom started at Edgewater in October 2010 as the General Manager after a year at the Club at Cape Cod in Dennis, MA and several years prior at Brewster Green Resort.

As you all know, Tom was a familiar sight at the Resort, greeting owners by name at check-in and always going the extra mile for owners and guests alike. During his six years at the Resort his team building skills were put to work establishing and developing the employees we have today.

We know the owners join us in wishing Tom all the best and much success in his future endeavors. Tom, you will be missed.

WELCOME CLAYTON WALSH

It is with pleasure that we introduce Clayton Walsh to you as the new General Manager at Edgewater Beach Resort. Clayton took over the reins in early January after working at Cape Winds Resort in Hyannis, MA as the General Manager for over a year. Some of you may have already met Clayton if you were at the Resort in December as Tom and he worked together in order to make a smooth transition.

Clayton comes with a hospitality-focused background with nearly ten years of progressive hospitality industry experience. He graduated Summa Cum Laude from Johnson and Wales University with a Bachelor's degree in hospitality management. He has worked in management capacities for branded Hilton properties such as Hilton Garden Inn and Hampton Inn. Clayton's education and industry experience will serve him well in his new role at the Edgewater. Clayton has said, "I bring a sense of corporate structure that will help the resort run smoothly and make for a more enjoyable experience. I have a very hands-on approach to management, so you may see me in a variety of capacities throughout the Resort, whether it be landscaping or checking you in at the front desk."

Clayton lives with his wife just off Cape in the Sagamore Beach area with his two dogs. He has vacationed for many years on Cape Cod and brings a love for our beautiful Cape to his duties at the Edgewater. Welcome Clayton, we wish you success!

STAY INFORMED THROUGH FACEBOOK, THE RESORT'S WEBSITE AND CONSTANT CONTACT

FACEBOOK – A great tool used by the Association to help bring in rentals, showcase the Resort and amenities and update owners and renters about local events. As an owner, we encourage you to "Like" our page and share it with your friends and family. Also, if you have recently stayed at the property and want to post a great photo or share your experiences, please do just that.

RESORT WEBSITE – Are you looking to be kept up to date on Resort news? Visit the Resort's website at www.edgewatercapecodma.com to read the latest meeting minutes and learn more about your Resort.

CONSTANT CONTACT – To receive Resort updates, rental promotions, and much more, please send your email address to taylor@edgewatercapecodma.com. Your account will be updated and you will be added to the Eblast list.

FREQUENTLY ASKED QUESTIONS (FAQ'S)

We receive a lot of questions on a regular basis and do our best to respond to them all. Here, along with the answers, are some of those most frequently asked, especially recently about the Special Assessment, but about other topics as well.

Q: Why did we have to do the Special Assessment?

A: The Board has fought long and hard to avoid doing a special assessment and would have preferred to not have to do it. However, it was the most fiscally responsible way to get the money needed right away to renovate the pools and do other much needed and very expensive projects.

Q: Why now?

A: The Town of Dennis made it very clear that without much needed repairs we would not be able to keep the pools open. It takes a lot of time and a lot of different parties to do a project like this. It had to be done and the best time to do it was when the Resort is at its quietest.

Q: Why not give us more notice?

A: The owners who attended the Annual meeting in May were told then about the real possibility of there being a special assessment, 4 months before the notice of the assessment was mailed. The minutes of that meeting are posted on the Resort's website and reflect that discussion.

Q: Why wasn't the assessment smaller? You talked about a \$100 assessment at the Annual Meeting.

A: That number was used just by way of an example and for ease of discussion. There was no definitive number available to anyone at that time as to the amount of any assessment.

Q: Why did the assessment have to cover more than just the pool project?

A: The Board agreed early on that if an assessment was needed, it would be done just once and be done. After review of a recently completed Reserve Study which includes the details of what needs to be done to maintain the Resort, when and how much it will cost, the Board determined that it would be fiscally responsible and prudent to determine what projects needed to be done in the near future and incorporate the money needed for those, too, in this assessment. Recognizing and acknowledging the burden the assessment would place on owners including the Board itself, all owners, too, the Board also tried to make it easier on all owners by spreading out the collection of the assessment over a 3 year period.

Q: Maintenance fees were not increased for 2017, but will they be increased for 2018 and beyond?

A: The Board is adamant about keeping the budget neutral, cutting corners wherever possible while maintaining the integrity of the Edgewater, and while not putting any additional burdens on owners than are absolutely necessary. However, things can change from one year to the next. So while the Board has directed everyone to stick to the existing budget, the budget for next year, 2018, will be reviewed in August 2017 as it is every August to determine what works best for the Edgewater in the future.

Q: I need help paying my fees. Are payment plans available? Who do I call?

A: Contact VRI at (800) 999-7140 for advice and guidance on the various options and resources available to you.

Q: I got a call or a letter from someone inviting me to a meeting or a free dinner to learn about updates at the Resort. Should I go? Is this for real or a scam?

A: The only organization authorized to contact Edgewater's owners about purchase and other opportunities at the Resort is InnSeason Sales. If you get a call from anyone else or are unsure about the nature of the call, please contact the General Manager to verify the call is in your best interests.

Q: I hear ads on the radio and get mail from organizations offering to take my timeshare off my hands. Are these for real or a scam?

A: While there are some legitimate organizations out there, it's safest to contact the General Manager to determine the credibility, if it's known, about any given organization and definitely before you pay anyone anything to help get you out of owning your timeshare. Buyer beware...

Q: I want to sell or rent my interval. What do I do?

A: Contact the General Manager for advice and guidance on the various options and resources available to you.

Q: Have all the unrecorded licenses been recorded by the former developer?

A: Most have, but approximately 200 of the 1800 licenses left unrecorded are still not recorded. This is because some owners have yet to return the signed forms needed for their license to be recorded. This is also because some titles are considered to be "clouded", i.e., there are outstanding legal issues surrounding the previous ownership or previous recordings which need to be resolved first. The Edgewater continues to provide assistance to all owners to get these issues resolved, as appropriate. However, it is the responsibility of the developer and their attorney to pay for and completely resolve each and every one still outstanding.

EDGEWATER BEACH RESORT CANDIDATE INFORMATION FORM

To place your name on the ballot for the upcoming election to fill a seat on the Edgewater Beach Resort Board of Trustees, please complete this form and submit to reach us **no later than February 17, 2017** via fax or via mail to the address below. This information will be summarized and distributed to Owner Association members prior to the election. Please be brief and write legibly.

Candidates must be an owner of an interval interest at the Edgewater Beach Resort and must be current in all fees by January 31, 2017, in order to be placed on the ballot.

There are two (2) seats up for election, each for a three (3) year term.

Name: _____

Unit/Week: _____

Permanent Address: _____

City: _____ State: _____ Zip: _____

Telephone Number(s): (Home) _____

(Work) _____

Email: _____

Education: _____

Qualifying Experience: _____

Objectives as a Board Member: _____

To ensure that your name is entered in nomination and appears on the ballot for consideration by your fellow owners, please return this form **to reach us no later than February 17, 2017**.

MAIL or FAX your completed Candidate Information Form to:

Secretary
Edgewater Beach Resort
c/o Vacation Resorts International
P.O. Box 399
Hyannis, MA 02601-0399
Fax No.: (508) 775-6396

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