

Message from the Board of Trustees

HAPPY 2023!!! We wish you all a Happy Healthy New Year and Welcome you to our Winter 2023 Newsletter.

While we have turned the page from 2022 into 2023, it comes after an event filled December. You might expect that December would be a quiet time of year at The Edgewater, and it usually is, just not this past December. It included some good and some not so good things.

We told you in the recently issued Fall Newsletter (a one time replacement for the Summer Newsletter) that we were still waiting to foreclose on the remaining intervals owned by the former developer, NERM. We are glad to tell you that we now have all the signed documents necessary and that NERM is a thing of the past for The Edgewater. The Owners Association is now in control of all those intervals and is moving forward to sell them to fee paying owners. Goodbye NERM...

Almost 5 years after the fire in the studios, we are finally closing the book on that episode, too, and all the events that followed. After filing suit against our insurance broker and agreeing to what turned out to be a 3 hour mediation session, we have reached a settlement agreement with the last of the parties involved. Just like the earlier settlement agreements, we can't share with you how much we settled for, but we can tell you that our out-of-pocket expenses for the fire totalled well over \$300,000 that we could not recoup. As we have explained, this is one of the many things that have contributed to our financial struggles over the last few years.

In early December, we had to say goodbye to our longterm AGM, Alben Golcheva. While we were

eagerly awaiting her return from maternity leave, she told us she would not be coming back after all. We want to thank her for all her years of service in various roles at The Edgewater, 16 years in total, and wish her and her family all good things for the future. She is already missed.

Then there was that confusing email we all got out of the blue from Capital/VRI on a late Saturday afternoon in the middle of December, the month when many of us wait to pay our maintenance fee bills. Since Capital bought VRI, they have been making many changes, many needed and good changes, including implementing and installing new property management software. That includes updating the VRI website, vriresorts.com, where we owners can go to pay our maintenance fees online and view our own account information. Our own staff have spent many long hours being trained on and learning how to use the new software. But, as so often happens, there have been some growing pains, to say the least. In an effort to make it easy for us owners to quickly link to vriresorts.com from The Edgewater's own website, they, Capital/VRI, made a mistake. They overreached, plus the updated VRI site didn't work yet. By now, however, you should also have seen the update to that email clarifying the process and apologizing for any confusion. Everything has now been fixed.

continued on page 2...

Save the Date!

Annual Owners Meeting
Saturday, May 6, 2023
10:00 a.m.
Via Zoom/Telephone

Inside this Issue: Special Assessment/Capital Improvement Plan Update ■ From the General Manager's Desk
Call for Nominations to the Board ■ MVP Service ■ Check Your Vacation Start Date ■ Use Week Calendar
Candidate Information Form

Message from the Board of Trustees Continued...

Meanwhile, if you haven't recently checked out The Edgewater's new and improved website, edgewatercapecodma.com, please do. It is still a work in progress, but it is a big step forward to showing off The Edgewater, all the upgrades and renovations, to help attract new owners and to provide information to existing owners.

This is also to let you know that this year two (2) seats on the Board of Trustees are up for election, each for a three (3) year term. If you are interested in running for the Board, please complete the Candidate Information Form enclosed with this newsletter and return it no later than February 17th. In February, as usual, the ballot for you to vote in the election for the Board will be sent out along with candidate bios for those running. This info will accompany the formal notice of the Annual Owners Meeting in the same mailing.

Speaking of the Annual Owners Meeting, the thirteenth (13th) Annual Meeting of the Edgewater Owners Association will be held on May 6, 2023, at 10:00 a.m. via Zoom and telephone. Please join us on your iPad, laptop, phone, to hear all about what has been going on at the Edgewater and to get answers to your questions. The meeting is scheduled to last two (2) hours, but, as usual, we strive to answer all of your questions. So it may go longer than that. Last year we took the time to answer 162 questions, yes some were repeats, and ended the meeting at 2:00 p.m., four (4) hours later. You get to stay as long as you want in the comfort of your easy chair. Save the date and join us! We look forward to seeing you there.

On behalf of the Edgewater Board of Trustees,

Marcia Svetkey, Chairperson

Special Assessment/Capital Improvement Plan Update

Over 50% of the owners have paid the Special Assessment. As a result, we have been able to accomplish a lot of the projects outlined.

First and foremost, we have worked with our Attorney for the past nine months to conduct Non-Judicial Foreclosure action against the former developer, NERM. On November 30, 2022, the former Developer, using quit claim covenants released all rights, title and interest in their timeshare intervals at The Edgewater. Starting in 2023, the Developer has been removed 100% from The Edgewater.

Several different **Building Improvements** have been completed while others are scheduled for 2023.

- 40% of the Exterior painting and wood trim replacement project has been completed.
- 30% of the Roof replacement project was completed; West Building is scheduled for Fall 2023.
- New front doors/door lock options are being reviewed and replacements planned for fourth quarter 2023.

Structure Improvements

- 40% of the Replacement of slider doors, stationary second floor windows, and deck repairs with new drainage system was completed in 2022.
- Septic tanks were pumped and repaired in Summer of 2022 with additional work scheduled for Fall 2023.
- New a/c unit for South Building was installed in June of 2022.
- New windows in South building are on hold until next winter.

Physical Service and Amenity Improvements

- Indoor pool resurface will be completed in April/May of 2023.
- The Fitness Center was re-opened for guest use during July and August with an overhauled fitness room floor, heat and a/c systems.
- In late December 2022, the new commercial laundry equipment became operational.
- Summer guests were welcomed with the replacement of outdoor patio tables and chairs.

REMINDER: For those owners who had payment plans established or elected to pay just half of the Special Assessment in 2022, their 2nd payments are due no later than May 15, 2023. Please call the resort to make those payments over the phone with Taylor or Paulette.

From the Desk of the General Manager

Goodbye to 2022 and hello to 2023. Over the past year we were fortunate to see many of you vacationing here at The Edgewater Beach Resort. As you may have noticed, during the warmer months, we offered a Wednesday morning Yoga class out on the grass which was well attended. The multi-year interior room renovation project was completed in April of 2022, and we had an excellent response to the much needed upgrades. The renovated bathrooms and kitchens were our number one hits with guests and owners alike.

Our resort was fully staffed in 2022, and we heard positive reviews about our cleanliness with many comments about our polite and friendly service. As you are well aware, the past few years have been very challenging with regard to staffing issues for us and many businesses from coast to coast with the increase in baby boomers retiring and fewer work visas being issued. However, in 2022, our managers have reported a successful year with regard to hiring and employee retention for 2023. Each department has welcomed new faces to the team and retained loyal employees.

The completed reserve and Special Assessment projects in 2022 were the installation of a new A/C chiller in the Ocean front/South building, fixing the leaks and installing the new lobby ceiling, the reopening of the reconditioned lower level fitness center, a new roof recently was installed above the office and the units above, and extensive exterior envelope work was accomplished. Numerous walls of exterior shingles were replaced, white Azek trim was installed, first floor sliding doors were replaced as well as other carpentry upgrades and other repairs to our buildings were made.

The Special Assessment allowed us to also replace all of our exterior patio tables and chairs throughout the entire property. Our housekeeping area was completely refurbished and all new washers and dryers were installed. These machines have the newest technology available within the commercial laundry space and will enable us to wash and dry our linens more efficiently with less wear and tear on them as well as a drastic energy savings each month. The laundry room also received new insulation, new ceilings, new paint along with plumbing and electrical upgrades. Our shelving and storage areas for supplies also received a much needed cleaning and refurbishing. This investment will result in a better finished product and lower overall laundry costs year over year. There are still more projects waiting to be done when the remainder of the Special Assessment payments are made this year.

During the last quarter of 2022 we began our winter maintenance of the property with a focus on the guest rooms. All carpets and upholstery are being professionally cleaned along with touch up painting and bathroom maintenance/caulking. This is being done to preserve the large interior renovation we just completed. Our mechanical and refrigeration contractor is also on site servicing all of our boilers, hot water heaters, a/c chillers, pumps and in room units to help ensure that they all are in excellent working condition in 2023.

In December of 2022 our web site was updated with new photos and a brand new fresh look. We also completed the migration from our existing computer reservation system over to SPI Orange which is the new system being utilized by the newly formed Capital Vacations/VRI Americas merger. While we are still working through these technological upgrades, both of these transitions will help Edgewater better serve our owners, stay ahead of the curve, and current within our industry.

The status of owner re-sales remains active with a list of 135 owner units/weeks currently for sale. 2022 produced 31 completed transactions. I remain the current licensed real estate agent, as well as the General Manager, for owner re-sales, and I continue a relationship with the brokerage firm of MVP Services. If you have an interest in buying or selling, please reach out to me, John Verity, at johnverity@edgewatercapecodma.com so I can assist you.

All of us here at The Edgewater Beach Resort look forward to welcoming each and every one of you to the resort for a memorable stay in 2023. Thank you for your continued support.

Kind regards,
John Verity, General Manager

Call for Nominations to the Board



It's that time of year again when the Board is searching for owners who are interested in contributing their time and efforts to The Edgewater Beach Resort and its future. If you are 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.

To throw your hat into the ring, you must complete and return a Candidate Information Form. The Form is enclosed here for your convenience. We hope you will take the time to complete and submit it to reach us no later than COB February 17, 2023. Please fax the form to 949-315-3753, email to admin@vriamericas.com, or mail it to: Secretary, Edgewater Beach Resort, c/o VRI Americas, PO Box 399, Hyannis, MA 02601.

Please be aware that participation as a Board Member does not include compensation for your time but does require a lot of caring for and interest in the Edgewater Beach Resort. You must also be willing and able to attend at least six (6) meetings a year at VRI Americas' offices in Hyannis, virtually via Zoom, and, on occasion, onsite at the Resort. In addition, your participation may also be required, as needed, in between meetings via email, via Zoom, and/or telephone.

Please note 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 January 31, 2023.

A short biography of the candidates running, including a summary of their education and experience, 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 early April and invited to attend the Board's organizational meeting in April. The selection will be announced to owners at the Annual Owners Meeting on May 6, 2023, online at www.edgewatercapecodma.com, and in the Resort's Summer 2023 Newsletter.

MVP Service

MVP is a licensed brokerage that specializes in timeshare resales.

There is no cost up front for this listing service.

Great weeks at great prices all year round!

Contact John Verity at 617-306-1024 or via email at:

johnverity@edgewatercapecodma.com.

Check Your Vacation Start Date

In 2022 for Saturday check ins there was an extra week affecting all of us in the world of timeshares. There was a week 53 which ran from December 31, 2022 – January 7, 2023.

PLEASE NOTE: Week 1 of 2023 began on January 7, 2023 due to 2022's week 53.

Please be sure to review the calendar prior to making your vacation plans for 2023 to confirm the start date of your week(s) in 2023.

Please see Resort Calendar on Page 5



Edgewater Beach Resort

Use Weeks Calendar



WEEK	2023 SATURDAY TO SATURDAY	2024 SATURDAY TO SATURDAY	2025 SATURDAY TO SATURDAY	2026 SATURDAY TO SATURDAY	2027 SATURDAY TO SATURDAY	WEEK
1	JAN. 7 - JAN. 14	JAN. 6 - JAN. 13	JAN. 4 - JAN. 11	JAN. 3 - JAN. 10	JAN. 2 - JAN. 9	1
2	JAN. 14 - JAN. 21	JAN. 13 - JAN. 20	JAN. 11 - JAN. 18	JAN. 10 - JAN. 17	JAN. 9 - JAN. 16	2
3	JAN. 21 - JAN. 28	JAN. 20 - JAN. 27	JAN. 18 - JAN. 25	JAN. 17 - JAN. 24	JAN. 16 - JAN. 23	3
4	JAN. 28 - FEB. 4	JAN. 27 - FEB. 3	JAN. 25 - FEB. 1	JAN. 24 - JAN. 31	JAN. 23 - JAN. 30	4
5	FEB. 4 - FEB. 11	FEB. 3 - FEB. 10	FEB. 1 - FEB. 8	JAN. 31 - FEB. 7	JAN. 30 - FEB. 6	5
6	FEB. 11 - FEB. 18	FEB. 10 - FEB. 17	FEB. 8 - FEB. 15	FEB. 7 - FEB. 14	FEB. 6 - FEB. 13	6
7	FEB. 18 - FEB. 25	FEB. 17 - FEB. 24	FEB. 15 - FEB. 22	FEB. 14 - FEB. 21	FEB. 13 - FEB. 20	7
8	FEB. 25 - MAR. 4	FEB. 24 - MAR. 2	FEB. 22 - MAR. 1	FEB. 21 - FEB. 28	FEB. 20 - FEB. 27	8
9	MAR. 4 - MAR. 11	MAR. 2 - MAR. 9	MAR. 1 - MAR. 8	FEB. 28 - MAR. 7	FEB. 27 - MAR. 6	9
10	MAR. 11 - MAR. 18	MAR. 9 - MAR. 16	MAR. 8 - MAR. 15	MAR. 7 - MAR. 14	MAR. 6 - MAR. 13	10
11	MAR. 18 - MAR. 25	MAR. 16 - MAR. 23	MAR. 15 - MAR. 22	MAR. 14 - MAR. 21	MAR. 13 - MAR. 20	11
12	MAR. 25 - APR. 1	MAR. 23 - MAR. 30	MAR. 22 - MAR. 29	MAR. 21 - MAR. 28	MAR. 20 - MAR. 27	12
13	APR. 1 - APR. 8	MAR. 30 - APR. 6	MAR. 29 - APR. 5	MAR. 28 - APR. 4	MAR. 27 - APR. 3	13
14	APR. 8 - APR. 15	APR. 6 - APR. 13	APR. 5 - APR. 12	APR. 4 - APR. 11	APR. 3 - APR. 10	14
15	APR. 15 - APR. 22	APR. 13 - APR. 20	APR. 12 - APR. 19	APR. 11 - APR. 18	APR. 10 - APR. 17	15
16	APR. 22 - APR. 29	APR. 20 - APR. 27	APR. 19 - APR. 26	APR. 18 - APR. 25	APR. 17 - APR. 24	16
17	APR. 29 - MAY 6	APR. 27 - MAY 4	APR. 26 - MAY 3	APR. 25 - MAY 2	APR. 24 - MAY 1	17
18	MAY 6 - MAY 13	MAY 4 - MAY 11	MAY 3 - MAY 10	MAY 2 - MAY 9	MAY 1 - MAY 8	18
19	MAY 13 - MAY 20	MAY 11 - MAY 18	MAY 10 - MAY 17	MAY 9 - MAY 16	MAY 8 - MAY 15	19
20	MAY 20 - MAY 27	MAY 18 - MAY 25	MAY 17 - MAY 24	MAY 16 - MAY 23	MAY 15 - MAY 22	20
21	MAY 27 - JUNE 3	MAY 25 - JUNE 1	MAY 24 - MAY 31	MAY 23 - MAY 30	MAY 22 - MAY 29	21
22	JUNE 3 - JUNE 10	JUNE 1 - JUNE 8	MAY 31 - JUNE 7	MAY 30 - JUNE 6	MAY 29 - JUNE 5	22
23	JUNE 10 - JUNE 17	JUNE 8 - JUNE 15	JUNE 7 - JUNE 14	JUNE 6 - JUNE 13	JUNE 5 - JUNE 12	23
24	JUNE 17 - JUNE 24	JUNE 15 - JUNE 22	JUNE 14 - JUNE 21	JUNE 13 - JUNE 20	JUNE 12 - JUNE 19	24
25	JUNE 24 - JULY 1	JUNE 22 - JUNE 29	JUNE 21 - JUNE 28	JUNE 20 - JUNE 27	JUNE 19 - JUNE 26	25
26	JULY 1 - JULY 8	JUNE 29 - JULY 6	JUNE 28 - JULY 5	JUNE 27 - JULY 4	JUNE 26 - JULY 3	26
27	JULY 8 - JULY 15	JULY 6 - JULY 13	JULY 5 - JULY 12	JULY 4 - JULY 11	JULY 3 - JULY 10	27
28	JULY 15 - JULY 22	JULY 13 - JULY 20	JULY 12 - JULY 19	JULY 11 - JULY 18	JULY 10 - JULY 17	28
29	JULY 22 - JULY 29	JULY 20 - JULY 27	JULY 19 - JULY 26	JULY 18 - JULY 25	JULY 17 - JULY 24	29
30	JULY 29 - AUG. 5	JULY 27 - AUG. 3	JULY 26 - AUG. 2	JULY 25 - AUG. 1	JULY 24 - JULY 31	30
31	AUG. 5 - AUG. 12	AUG. 3 - AUG. 10	AUG. 2 - AUG. 9	AUG. 1 - AUG. 8	JULY 31 - AUG. 7	31
32	AUG. 12 - AUG. 19	AUG. 10 - AUG. 17	AUG. 9 - AUG. 16	AUG. 8 - AUG. 15	AUG. 7 - AUG. 14	32
33	AUG. 19 - AUG. 26	AUG. 17 - AUG. 24	AUG. 16 - AUG. 23	AUG. 15 - AUG. 22	AUG. 14 - AUG. 21	33
34	AUG. 26 - SEP. 2	AUG. 24 - AUG. 31	AUG. 23 - AUG. 30	AUG. 22 - AUG. 29	AUG. 21 - AUG. 28	34
35	SEP. 2 - SEP. 9	AUG. 31 - SEP. 7	AUG. 30 - SEP. 6	AUG. 29 - SEP. 5	AUG. 28 - SEP. 4	35
36	SEP. 9 - SEP. 16	SEP. 7 - SEP. 14	SEP. 6 - SEP. 13	SEP. 5 - SEP. 12	SEP. 4 - SEP. 11	36
37	SEP. 16 - SEP. 23	SEP. 14 - SEP. 21	SEP. 13 - SEP. 20	SEP. 12 - SEP. 19	SEP. 11 - SEP. 18	37
38	SEP. 23 - SEP. 30	SEP. 21 - SEP. 28	SEP. 20 - SEP. 27	SEP. 19 - SEP. 26	SEP. 18 - SEP. 25	38
39	SEP. 30 - OCT. 7	SEP. 28 - OCT. 5	SEP. 27 - OCT. 4	SEP. 26 - OCT. 3	SEP. 25 - OCT. 2	39
40	OCT. 7 - OCT. 14	OCT. 5 - OCT. 12	OCT. 4 - OCT. 11	OCT. 3 - OCT. 10	OCT. 2 - OCT. 9	40
41	OCT. 14 - OCT. 21	OCT. 12 - OCT. 19	OCT. 11 - OCT. 18	OCT. 10 - OCT. 17	OCT. 9 - OCT. 16	41
42	OCT. 21 - OCT. 28	OCT. 19 - OCT. 26	OCT. 18 - OCT. 25	OCT. 17 - OCT. 24	OCT. 16 - OCT. 23	42
43	OCT. 28 - NOV. 4	OCT. 26 - NOV. 2	OCT. 25 - NOV. 1	OCT. 24 - OCT. 31	OCT. 23 - OCT. 30	43
44	NOV. 4 - NOV. 11	NOV. 2 - NOV. 9	NOV. 1 - NOV. 8	OCT. 31 - NOV. 7	OCT. 30 - NOV. 6	44
45	NOV. 11 - NOV. 18	NOV. 9 - NOV. 16	NOV. 8 - NOV. 15	NOV. 7 - NOV. 14	NOV. 6 - NOV. 13	45
46	NOV. 18 - NOV. 25	NOV. 16 - NOV. 23	NOV. 15 - NOV. 22	NOV. 14 - NOV. 21	NOV. 13 - NOV. 20	46
47	NOV. 25 - DEC. 2	NOV. 23 - NOV. 30	NOV. 22 - NOV. 29	NOV. 21 - NOV. 28	NOV. 20 - NOV. 27	47
48	DEC. 2 - DEC. 9	NOV. 30 - DEC. 7	NOV. 29 - DEC. 6	NOV. 28 - DEC. 5	NOV. 27 - DEC. 4	48
49	DEC. 9 - DEC. 16	DEC. 7 - DEC. 14	DEC. 6 - DEC. 13	DEC. 5 - DEC. 12	DEC. 4 - DEC. 11	49
50	DEC. 16 - DEC. 23	DEC. 14 - DEC. 21	DEC. 13 - DEC. 20	DEC. 12 - DEC. 19	DEC. 11 - DEC. 18	50
51	DEC. 23 - DEC. 30	DEC. 21 - DEC. 28	DEC. 20 - DEC. 27	DEC. 19 - DEC. 26	DEC. 18 - DEC. 25	51
52	DEC. 30 - JAN. 6	DEC. 28 - JAN. 4	DEC. 27 - JAN. 3	DEC. 26 - JAN. 2	DEC. 25 - JAN. 1	52
53						53

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WINTER 2023 NEWSLETTER

Contact Information

Edgewater Beach Resort

Resort Number (508) 398-6922
Fax (508) 760-3447
Website: www.edgewatercapecodma.com

Edgewater Board of Trustees

Email: board@edgewatercapecodma.com

VRI Owner Services

Assessment Billing and Collection
(949) 855-8004
(800) 999-7140
Monday - Friday 8:00 a.m. - 5:00 p.m. (PT)

VRI Reservations

General (800) 228-2968
Rentals, Vacation Tyme® (866) 469-8222
and Bonus Time
Website: www.vriresorts.com
Email: reservations@vriresorts.com
Monday - Friday 6:00 a.m. - 6:00 p.m. (PT)

Exchange Information

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

Still Need Assistance?

VRI Corporate Services (949) 587-2299
VRI Fax (949) 315-3753



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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, 2023**, via email, 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, 2023, in order to be placed on the ballot.

There are (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, 2023**.

EMAIL to admin@vriamericas.com or MAIL or FAX your completed Candidate Information Form to:

Secretary at Edgewater Beach Resort

c/o VRI Americas

P.O. Box 399

Hyannis, MA 02601-0399

Fax No.: (949) 315-3753

Please fold over, stamp and mail to the address on the reverse side of this page.

-Please Fold Here-

PLACE
STAMP
HERE

Please check if new address

Secretary at Edgewater Beach Resort
c/o VRI Americas
P.O. Box 399
Hyannis, MA 02601-0399

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