

The Resort Release

The official newsletter of



Volume 1 No. 35

April 2009

“Where good times are shared”

President’s Report

Various attempts to settle on one topic to cover in this report have led to pages of analysis of our fiscal position (particularly compared to other resorts – it is solid) and four pages of what could only be described as “dissertation” on how Cold Spring has avoided the troubles of many condos (we are, after all, a version of a condo). Not only is space too limited to allow these but I fear most of you would find them terribly dull. Additionally, after more than 25 years, I have finally learned to delegate. The “really important” reports are those you will find from the Secretary, the Treasurer, our General Manager and her staff the Finance Committee and the Oversight Committee. Enjoy the wisdom you will find in these reports.

Treasurer’s Report

By now you realize that this year is a year of change; change in National Presidency, change in the economy, change in seasons and a change in Treasurer for your Association.

I mention a change in season, however, it doesn’t appear that spring is just around the corner. Not with the latest bout of snow storms that have come through Northern New England. Despite the mounds of snow in Ashland, NH, I’m sure that we will have spring. Your Board of Directors did go over the budget and you will be glad to know that we are right on target for the expected expenses for the winter. Although the winter was long and hard and still lingers on, things at Cold Spring are progressing. Plans are under way for your spring and summer activities.

We did conduct an internal survey about Operating Fees for Time Share resorts not only within our area but a couple outside of it. The results are that we are either equal to a very few resorts (with smaller sized units with fewer amenities) or the Operating Fees are below other larger resorts. We continue to bring in families to enjoy the unique features of the resort where they can get more amenities for their money.

Your Board Members will continue to meet monthly in these tough economic times and we will always put our fellow owners concerns first. We are always researching new and unique ways of getting the most production from the monies that come in. You should know that the stability of the resort is sound and we (your Board Members) have a total of 130 years of Cold Spring Resort history, management and experience and the top 4 positions of the on-site Management Team have a total of 91 years of being employees of Cold Spring Resort.

This year appears to be one where family activities will be truly enjoyed by the entire family unit. We hear about more families sharing meals together, living room game night, sitting around the dinning room table and just communicating with one another

about usual events that happened that day and sharing ideas. This is what made Time Share what it is today. Share the experience with your family and/or extended family. Come to your Cold Spring unit and enjoy the amenities of your family centered resort. Where else can you enjoy a mini-vacation that is only one or two hours away from home with all of our family events, and live the experience - where “Good Times are Shared”.

Finance Committee Report

The Importance of Being Earnest

In this time of financial difficulties, we are all looking at our personal budgets and evaluating our expenses. As the Finance Committee Chairman, I can assure you that the officers and management of the CSPTA Owners’ Association are extremely cautious and responsible in keeping owners’ maintenance fees at a minimum. From carefully reviewing any expenses to setting and monitoring the annual operating budget to surveying area resorts to ensure that our fees are on a par or even a better deal than those of our peers, your elected representatives are working tirelessly, especially at this difficult time.

So why do we charge a maintenance fee at all? What is the cost to you as an owner and what is the benefit to the resort? The article below from “ezarticles.com” provides a good explanation for you on this issue:

You’re considering a timeshare for your next investment, but you’ve just learned about additional charges called “maintenance fees.” This frightens you a bit because it seems to be just another add-on fee you’ll have to pay. But actually, maintenance fees can be a good thing. Imagine buying a vacation home and being able to pay a set yearly fee to take care of all maintenance and other expenses! That would be a dream come true, but it’s usually not possible with normal real estate. With timeshares it is possible, and owners are benefiting every single year.

What are Timeshare Maintenance Fees? Maintenance fees are paid annually when you buy a timeshare. The fee may cover all or many of the following: timeshare maintenance, furnishings and carpet, property taxes, insurance, cable television, phone and utilities. Those who buy timeshares are financially responsible for the upkeep of the timeshare unit while condo purchasers, on the other hand, are responsible for the physical, or hands-on, upkeep of the unit.

Benefits of Timeshare Maintenance Fees...Probably the greatest benefit of timeshare maintenance fees is you don’t have to worry about the upkeep of your vacation property. The timeshare unit will be cleaned on schedule and receive repairs when needed, all without your direct supervision. Obviously, if

you buy a timeshare far away from your home say in New York, Orlando or Las Vegas, it would be very difficult to keep things running smoothly. The distance is too great. Another benefit is you can cover many small expenses in just one yearly payment. Instead of having different bills for services like water, phone, cable, insurance, taxes and repairs, you can pay one yearly fee to take care of all these at once.

The Board of Directors encourages owners who have an interest in these issues to join the Finance Committee by sending an e-mail to Committee Chair, Daniel T. Barkowitz, at dbarkowitz@rcn.com. It will be a challenge, but one with very satisfying results.

Nominations and Elections - 2009

Owners interested in running for election to the Board of Directors must notify the NOMINATING COMMITTEE at least 90 days prior to the Annual Meeting of their intent to run for election. Since the Annual Meeting is scheduled for November 7th this year, notification to the Nominating Committee c/o the Resort's N.H. address should be postmarked by August 10, 2009.

The Association bylaws require that the notification of your intent to run for election to the Board of Directors should include: 1) a short biographical outline; 2) qualifications for office; 3) a listing of volunteer and/or committee service for the Association; and, 4) reasons for seeking election to the Board of Directors.

The Nominating Committee will meet in mid-September and select the slate for the Annual Meeting ballot. It will advise each nominee to the Board in writing of its decision as quickly as possible. Those not chosen for the slate presented by the Committee may choose to submit their names (with a biography, qualifications, past Association service and reasons for seeking office) so they may be included in the notice sent out with the agenda for the Annual Meeting. That notice is sent out no later than 15 days before the meeting. Those interested owners may then run from the floor of the meeting if their nomination receives approval by two-thirds of the owners present and able to vote at the meeting.

This year's election will have one (1) position on the Board of Directors open for consideration for a three-year term of office. The current term for Director and Association Vice President, Ron Smith, will expire at the Annual Meeting on November 7th. A newly-elected or re-elected Director will take office immediately following the Annual Meeting.

Special Note...

For those members not interested in running for the Board of Directors, but who would still like to volunteer their efforts in some way as part of this process, please contact President Barry Thomas c/o the Resort's N.H. address. Please indicate if you would like to have Barry consider you as a volunteer for the Nominating Committee (composed of at least three owners including one Director not up for election) or the Ballot Committee (minimum of three members to prepare, validate and tabulate the proxy ballot with all agenda items and supervise any balloting that occurs at the Annual Meeting).

Since the Nominating Committee and the Ballot Committee will be named by President Thomas very soon, please let Barry know of your intentions as soon as possible by e-mailing or writing us (see newsletter for contact info.) at the Resort or calling the office at (603) 536-4600.

Volunteers are also needed for the Finance Committee, which is taking an increasingly active role under new Chairman Daniel Barkowitz, and any owners with experience or a background

in financial matters would be most welcome on the Finance Committee. The challenges of constructing and managing an operating budget during the current uncertain economic times makes it imperative we have the best talent available to guide the Board of Directors as they chart a safe course through perilous fiscal waters.

For those wishing to take a direct hands-on role in volunteering at the Resort, the Oversight Committee under the direction of Chairman Paul Tousignant could use your expertise and help, especially during the two maintenance week periods in April and November when all 77 units are visited and checked with a fine tooth comb. This Committee provides a very valuable service to all owners to keep out home away from home in tip-top shape.

Thanks in advance for your assistance in volunteering for any of these important committees that truly make Cold Spring Resort a place where good times are shared by all.

General Manager's Report

Taxes:

For those of you who deduct real estate taxes on your Federal and/ or State income taxes, the following payments are applicable for the 2008 tax year:

Unit	Amount Paid
Townhouse (Reach 1, 2 & 3, Springhouse 1 & 2 and Ropewalk)	\$49.82
Duplex (Ropewalk East 1, 2, 3, 4, 5, & 8 and Reach 4)	\$50.34
Lodge	\$48.12

If you need these amounts prior to the April newsletter, they are posted on our website (www.coldspringresort.net) in December. They can also be obtained by calling our office.

Email Addresses:

At our annual meeting in November the subject of "going green" and the future of bills being emailed instead of snail mail was brought up. We are currently looking into various options that are available for our billing system and will keep the membership informed of how we are progressing. In the meantime, it is IMPERATIVE that we build our email database for all our owners. If you have an email address, please submit it on the return slip of the enclosed bill, on your six week confirmations or by simply emailing it to us at cspta@roadrunner.com. It is also important to inform us if you change your email address.

Six Week Confirmations:

In our continuous effort to improve service and control costs, we are asking all owners to acknowledge the status of their interval as shown on the occupancy notices being sent to you six weeks in advance of your interval week. We especially want to know if you will or will not be using your week. This will allow us to improve our housekeeping and maintenance departments' work schedule. If, after sending you the occupancy notice we do not hear from you at least five days in advance of your interval, we will assume you are NOT coming and your unit will be serviced at our convenience. Please make sure that your telephone information (regular or cell) is current with us. Last December we had a power outage that lasted for nine hours on a Friday and we could only reach those owners whom we had phone numbers for to let them know the situation.

Foreclosures:

We are continuing with our aggressive program of foreclosing on delinquent accounts. Keeping current with your operating fees is

very important for the Association and all other owners and for the future of our resort. We understand that the current economic situation is affecting just about everyone in one form or another and timeshare resorts are no exception. If you are having problems with your maintenance fees, please call our office so that we can work with you to make payment arrangements. This will avoid foreclosure procedures and interruption in usage of your weeks. If you use your week for trading, your account must be up to date before it can be banked. Prepaying your operating fees will be required before you can bank your week if your account has been delinquent at any time during your ownership.

Maintenance Report

The following is a list of some of the maintenance and refurbishing done since the October 2008 newsletter:

1. Find and repair a leak going to the indoor pool - \$2,543.00
2. Purchase of two intelliflo pumps and two stingl switches to make the pools and jacuzzi's compliant with the Virginia Graeme Baker Pool and Spa Safety Act - \$4,200.00
3. S2A, R1C, W1C and E3H – TV stands - \$1,036.00
4. Replacement of two chimney boxes at R4 and repairs to East 1 (including rotted clapboards and sills and replacing electrical meter boxes) - \$7,259.30
5. New washer/dryer units for R2B and E2B - \$1,998.00
6. Fall - grounds clean up - \$3,350.00
7. E8F – dishwasher - \$275.00
8. W1A – two twin box spring and mattress sets - \$798.00
9. R4B – king box spring and mattress set - \$899.00
10. E4C & E2H – queen size box spring and mattress sets - \$1,298.00
11. Sanding and salting resort roads so far this season - \$2,362.50
12. Annual furnace cleanings - \$1,236.00

Fall 2008

Oversight Committee Report

First of all, I would just like to say that I, as well as all the other Oversight Committee members were deeply saddened to hear from Carrie Nally about the passing of one of our long time committee members Thomas Nally. Tom was a retired Professor of Education at University of Rhode Island. He was a very humble individual, and it was not until I read his obituary, that I realized he was a retired Brigadier General from the U. S. Army Reserve World War II era. When Tom and Carrie weren't traveling to various URI sports events during fall and spring maintenance weeks, he was at Cold Spring Resort with his wife Carrie helping with unit inspections and any other tasks that needed to be done to keep our resort in good shape. Tom was a very inspiring individual, and he will be greatly missed by the entire Oversight Committee.

Fall 2008 unit inspections went very well, and I would like to extend my sincere thanks to Phyllis Cohen, Ellen & Stewart Little, Heidi & William Monroy, John & Mary Kay Paladino, Barry & Geanie Rickert, Moe & Helen Sigouin, Charles & Carolyn Waite, and David & Sandy Whitman for the great job that they performed!!

We were able to inspect all seventy-seven units within two days, which gave us a chance to complete other tasks around the resort for our Facilities Manager Neil MacDonald. Below is a list of various tasks that we were able to accomplish after all units were inspected:

1. Exterior air conditioner units were cleaned and covered with winter covers.
2. Internal air conditioner filters were cleaned in all units that needed cleaning.
3. Outside flowers were removed from flowerpots around the resort.
4. Screen door were removed from all porches that required removal.
5. Outside furniture was removed from second floor porches on Reach and Springhouse units.
6. Touch-up painting on baseboards, and door jams was completed on all units in Ropewalk East 3, 4, 5, and 8 buildings that needed it.
7. Metal fireplace units were painted in Reach 4 building, as well as staining the baseboard around the fireplace floor.

As I am writing this article, I am looking out the window, only to see another 7 inches of snow falling on top of the remaining 24 inches that we still have on the ground. I am greatly looking forward to spring 2009 inspection week, since it has been a long snowy winter. This is a beautiful time of the year to get out doors and enjoy the fresh country air, and the many different sounds of nature, along with the remaining clusters of melting snow here at our beautiful resort. If this sounds appealing to you, think about coming up for spring 2009 maintenance week that begins on Friday, April 17th, and concludes on Friday, April 24th, 2009. We will be completing our annual spring inspection of all our resort units, as well as performing small projects that Neil MacDonald might have for us.

If you are interested in coming up for several days, or even the entire week to help out, please contact Sharmaine, our Office Manager at 1-603-536-4600. Let her know what days you will be coming up to help out, so she can reserve a unit for you to stay over. I am looking forward to seeing all our past volunteers, and any new volunteers that would like to come up and join the Oversight Committee. Remember, whether it is vacation time or a little volunteer work, **"Cold Spring Resort is Where Good Times Are Shared!!"**

Sincerely,

Paul E. Tousignant
Committee Chairperson

Winter Recreation Report 2009

Let's start by recapping on the fall annual meeting. The actual meeting went along well and the kids were good for the crafts and movie. After the meeting, 184 of us bolted to the Plymouth senior center to meet the turkey dinner train ride. The rain held off until our return back to the senior center.

With the rain falling, we had to make some decisions on where to have the DJ set up, cook the food, whether to fire up the bonfire and where to have the horses pick up the guests for a rainy ride. Well, we did torch the bonfire for the hearty souls, had the horses pick us up at the front entrance to the administration building, cooked outside the back door to the function room and danced and sang the night away. We had to adjust but had a good time despite the weather.

We purchased new sets of cross country skis & boots this year. We eliminated the middle man and went right to the factory. The Alpina Sports factory is located in Hanover, NH, so we didn't even have to pay shipping since we picked them up and mounted them ourselves. They are beautiful! Cross country has changed in the way you measure the length of the ski. You used

to measure to your wrist, now just like with snowshoes, it is based on your weight. The skis tend to be shorter and wider which are easier to control.

Just like last year, snow is not a problem, we have plenty! At one point, after getting 16 inches of snow, the tracking groomer kept getting buried in the snow making it extremely hard to keep the trails groomed properly.

The skiing at the mountains is great; the only problem lately is that it is either too cold or too windy! The ski discount tickets to Waterville Valley and Tenney Mountain are a great plus for those who have families or tight budgets (don't we all). A lot of people take advantage of the two for one days, which are offered at different mountains on different days.

Spring won't come soon enough for some of us. With all this snow it may take a little longer for the crocus to spring up and we can look forward to the daffodils and tulips.

Be sure to check out the weekly activities when you check in. As usual, we welcome suggestions from our owners and will do our best to incorporate them into our schedule as long as they are cost effective for the resort.

See you soon and stay well.

Linda Marrer,
Recreation Director



Golf Report For The 2009 Season

GOLF VOUCHER POLICY FOR 2009

1. Vouchers will be available for purchase during normal reception hours. If you are teeing off early in the morning, (before 9 AM Mon-Sat, and before 10 AM on Sundays) please purchase your vouchers the evening before.

2. Interval owners and exchangers may purchase golf vouchers in accordance with the following schedule while staying at the resort.

	PLAY	HOURS	PRICE
Weekdays	18 holes	Until 3:00 pm	\$25.00
	9 holes	Until 3:00 pm	\$17.00
	18 holes	After 3:00 pm	\$15.00
Weekends &	18 holes	Until 2:00 pm	\$36.00
Holidays	9 holes	Until 2:00 pm	\$22.00

3. The combined total of weekday plus weekend golf vouchers purchased at the above prices by any interval owner or exchanger during his/her interval at the resort SHALL NOT EXCEED 14 PER INTERVAL.

4. Interval owners who are not occupying their interval or who have exceeded the 14 round per interval maximum and owner renters may purchase vouchers in the accordance with the following schedule.

	PLAY	HOURS	PRICE
Weekdays	18 holes	Until 3:00 pm	\$30.00
	9 holes	Until 3:00 pm	\$20.00
	18 holes	After 3:00 pm	\$18.00
Weekends &	18 holes	Until 2:00 pm	\$43.00
Holidays	9 holes	Until 2:00 pm	\$25.00

5. Golf vouchers shall be valid only during the interval which they are purchased.

6. Golf vouchers are not transferable and may not be resold. Interval owners guilty of breaching this rule may have their golf privileges revoked for a period of up to two (2) years.

7. Refunds will not be issued for unused vouchers.

8. Positive identification of the purchaser is required. If the purchaser is occupying a unit, the key to that unit must be shown. A valid driver's license is required for the purchase of vouchers by an owner at a time other than during his/her interval.

9. Voucher users shall be subject to all rules and regulations of White Mountain Country Club.

Just a reminder: White Mountain Country Club will continue to book tee time reservations up to seven days in advance for all seven days of the week. You can do so by calling 603-536-2227.

The following rates are for golf carts, pull carts, range balls and for club rentals. You must purchase these at WMCC.

Golf Carts: 18 holes ~ \$16.00 per person
9 holes ~ \$9.00 per person

Pull Carts: \$3.00

Range Balls: Sm. Bucket ~ \$4.00; Lg. Bucket ~ \$8.00

Club Rentals: 18 holes ~ \$15.00; 9 holes ~ \$10.00

TEE OFF TUESDAY SPECIAL

18 Holes w/cart - \$33.00 per player!

WEEKEND SPECIAL

After 2 PM - 9 holes w/cart - \$25.00 per player & 18 holes w/cart - \$33.00 per player

Sales Report

Be sure to read my insert to see how you can benefit your friends and neighbors, your resort and yourself!

Herb

The Resort Release is a publication produced by the Board of Directors of CSPTA. All rights reserved 2009.

President - Barry Thomas; Vice President - Nelson Goldin;
Vice President - Olga Packard; Secretary - George Reilly;
Treasurer - Ron Smith

General Manager - Corinne Peltier • Tel. 603-536-4600
website: www.coldspringresort.net • e-mail: cspta@roadrunner.com