

# The Resort Release

The official newsletter of **COLD SPRING RESORT**



*"Where good times are shared"*

Volume 1 No. 37

April 2010

## President's Report

February of 2010 poses "interesting times" for everyone, from our individual families to our cities and towns and Federal government to the "world economy." We can easily delude ourselves into believing that things will get better or, equally possible, into believing that things can only get worse. From my perspective as a mortgage banker (yes, I do have a life outside Cold Spring!), each day brings new challenges, many of them with traumatic implications.

Our "family" at Cold Spring is inevitably affected by the economy, by our demographics and by lifestyle changes either forced on us or those we actively bring on ourselves. Since we are "Zero Budgeted" each year, even a small decrease in income can have a significant effect on our budget. You know that this Board of Directors has long practiced "fiscal frugality" (some would say we are cheap) in order to keep our Maintenance Fees as low as possible.

Thankfully, the combination of value the resort offers and the continued support of our owners and the compliments of exchangers from other resorts are reflected in our ability to continue to provide the GOOD TIMES to be shared at a reasonable cost. However, YOU, the owner, have a part to play in charting our future which is defined as including everything from the 2011 budget to helping with Resort maintenance.

I would ask and urge you to make your time, energy and expertise available to the various committees which provide such valuable direction to the Board. We have a new Finance Committee chairman, Ray Belanger (see his report elsewhere in the newsletter), who has been tasked (he would probably say over-tasked) with several projects and evaluations which will have far-reaching effects on the Resort's operations. If you are interested and available and can make the commitment to assist Ray on the Finance Committee, please contact him at ray@fishparkconsulting.com.

Our Oversight Committee under the extraordinary leadership of Paul and Dottie Tousignant has been instrumental in keeping our resort in good shape with a minimal cost but, more importantly, has guided us in planning future, long-term projects of both preventive maintenance and suggested improvements and upgrades. Paul and Dottie can be reached at PTOUSI@aol.com by anyone interested in joining them on the Oversight Committee. Be prepared to roll up your sleeves, as this is an action-oriented committee. Please read the Oversight Committee report elsewhere in this newsletter.

Our Bylaws are also in need of their required five-year review and may need to be updated. While this may seem an arduous task, under the Chairmanship of our secretary George Reilly, who knows them "inside out," this is an opportunity to participate in setting the governing regulations of our Association. If you would

like to participate, please contact George at cspta.secretary@gmail.com.

Thank you, as always, for your continued support of our resort. We are truly all in this together to keep Cold Spring one of the best timeshare operations in our area.

## Nominations and Elections - 2010

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 6 this year, notification to the Nominating Committee c/o the Resort's N.H. address should be postmarked by August 9, 2010.

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 two (2) positions on the Board of Directors open for consideration for a three-year-term of office. The term for current Directors George W. Reilly (Secretary) and Barry C. Thomas (President) will expire at the Annual Meeting on November 6. Newly-elected or re-elected Directors will take office immediately following the conclusion of the Annual Meeting. At this time, President Thomas and Secretary Reilly have announced their intentions to seek re-election to the Board of Directors.

### 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 to let him know you want to serve as a volunteer. Please indicate if you would like to have Barry consider you for service on 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 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 Ray Belanger, 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 these challenging economic times makes it imperative we have the best talent available to guide the Board of Directors and protect the financial interests of all owners.

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 and recommendations made for necessary preventive and large-scale maintenance projects. Their volunteer work in rolling up their sleeves and doing needed maintenance is a true blessing and a very valuable service to all owners to keep our "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.

## Finance Committee Report

Hello fellow Cold Spring owners, my name is Ray Belanger and I was recently appointed Chairperson of the Finance Committee. It is a pleasure and an honor to work with such a dedicated Board of Directors and General Manager as we have at Cold Spring Resort.

The timeshare industry is facing challenging times and the financial decisions we make in the near-term will have a long lasting impact on our resort. We are looking to formalize a functioning finance committee which will work closely with the Board and Management in formulating financial direction. I am asking each of you to consider joining me on the committee to assist in this important work. If you have budgeting or finance expertise, that would be a plus. If you have a love for Cold Spring and are willing to give back some of your time to this committee that is equally valuable for the role. I anticipate that the committee will meet quarterly but that is a decision we can make as a committee as we come together. Please contact me at ray@fishparkconsulting.com if you are interested or desire more information.

Thank you and happy spring!

## 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 2009 tax year:

Unit	Amount Paid
Townhouse (Reach 1, 2 & 3, Springhouse 1 & 2 and Ropewalk)	\$49.22
Duplex (Ropewalk East 1, 2, 3, 4, 5, & 8 and Reach 4)	\$49.73
Lodge	\$48.54

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

### Accordion Week:

This is an early reminder that at the end of 2010, Interval 50 owners will get a chance to take advantage of the extra week 50 which is created in order to adjust the calendar. The dates for the extra week 50 are 01/07/2011 – 01/14/2011 (add a day for Saturday to Saturday units). We will offer these units to the owners of Interval 50 first and then if they are not filled they will go out to the owners of Interval 1. After that, they will go out on the first come, first serve basis. In order to use or bank this week, you must pay the regular yearly maintenance fee for that unit. If you are interested in using the accordion week, please call 603-536-4600 to make the reservation.

### Water System:

The State of New Hampshire requires that a Water Quality report be given to users of our water system on a yearly basis. We are pleased to report that our drinking water is safe and meets federal and state requirements.

Ropewalk Services Company (owned jointly by CSP Townhouse Association and Ropewalk West Townhouse Association) is the company which operates our water system. We provide water to CSP Townhouse Association, Ropewalk West Townhouse Association, White Mountain Country Club and to single lot owners in Fox Meadow. We obtain our water from two bedrock wells. Bedrock Well #1 is 242 feet deep with a 33 gallon per minute yield. Bedrock Well #2 is 658 feet deep with a 28 gallon per minute yield. The water flows from the wells to a 30,000 gallon atmospheric storage tank. Duplicate booster pumps then transfer the water to two 4,275 gallon hydro pneumatic storage tanks.

The water is tested on a monthly basis and all 2009 water test results were below detection limits. We continue to provide some of the best drinking water in New Hampshire. For more information on our water system you can contact the system operator, Neil MacDonald, at 603-536-4600.

### Timeshare Alert!

Please be aware that there are companies who are advertising that they will take your timeshare week off your hands and you will no longer be responsible. One particularly troubling scenario seems to be companies that ask to be paid a substantial sum in return for taking ownership of your timeshare. They will ask you to pay them when you deed or transfer your timeshare to them. They usually promise that you won't pay any more maintenance fees because they will take title to your timeshare and pay the fees until they sell it. We recently had a case where an owner paid a company to take over their week and the company had the deed drawn up from the owner back to CSPTA. This is not legal, since CSPTA did not agree to this arrangement. As far as we are concerned that owner is still responsible for the maintenance fees. Please call this office if you are negotiating with any company who is asking for money in order to take over your unit. If you do not give us a call, at least make sure the company is completely reputable and performs all the procedures necessary to transfer your timeshare according to law (which includes promptly recording the deed in the name of the new owner (NOT CSPTA) at the resorts local registry of deeds).

Any time you are asked to pay any amount of money to anyone to dispose of something you already own, you should exercise extra caution. State government officials are receiving complaints about some of these and other kinds of high fee timeshare resale companies. Check these companies out carefully before

paying anything and again please call this office if you have any questions.

## Maintenance Report

The following is a list of some of the maintenance and refurbishing done since the October 2009 newsletter:

1. New coffee and end tables for Ropewalk East building 8 - \$4,440.00
2. Replace the zone valve and blower motor to the indoor pool - \$1,668.31
3. Septic tanks pumped - \$5,557.50
4. Winter lawn fertilizing - \$652.00
5. Grounds fall clean up - \$3,350.00
6. New carpet (E5A, E5B, E5C & E5D) - \$10,291.00
7. Unit painted (E8F) - \$720.00
8. Six twin mattress sets and six queen mattress sets for various units - \$3,036.00
9. New living room windows for Ropewalk East building 1 and hallway windows for East 5 - \$9,740.00
10. New circulator bearing for recreation building furnace - \$1,114.51
11. New vinyl flooring: E2C & W1A (Bath), R3B (Kitchen) - \$1,727.00

## Fall 2009 Oversight Committee Report

Our Fall 2009 inspection of all 77 units went very well, with no major issues to report! On behalf of Cold Spring Management, and myself, I would like to thank Barbara Divenuti, Ellen & Stewart Little, William & Heidi Monroy, Carrie Nally, Paulette & Robert Pallante, John & Mary Kay Paladino, Barry & Ginny Rickert, Mackie Robinson, Diane Smith, Charles Waite, David & Sandy Whitman, and my wife Dottie for making the Fall 2009 unit inspection a huge success!! I would also like to welcome Barbara Divenuti, Mackie Robinson, and Diane Smith, who are our three new members on the Oversight Committee.

The weather for our Fall inspections (11/06 – 11/13) was quite nice for this time of the year, since the cold and snows were fast approaching. Below is a list of several tasks that we were able to accomplish during our Fall inspection

- All screen doors were removed and stored for the winter where needed.
- Outside porch furniture was removed and stored for the winter where needed.
- Air conditioner units were cleaned, and covered for the winter.
- Post and rail fences behind Ropewalk West and Ropewalk East buildings 3, 4, and 5 were restrained which was a continuation of our Spring 2009 project of restraining all the fences on the property.
- All entry doors to Ropewalk East buildings were repainted on the inside.
- Side panels on the kitchen cabinets in Reach 1, 2, 3, and 4 buildings were restrained.
- Inside air conditioner filters in all 77 units were cleaned for the upcoming 2010 summer season.
- All testable alarm systems have been tested during the two 2009 Spring and Fall maintenance weeks.
- All Ropewalk West, Springhouse, Lodge, Reach, and Ropewalk East common area smoke detectors pass a functional and alarm unit test.
- The exteriors of all Ropewalk East buildings were inspected, and a Issues & Recommendation Report was submitted to Corinne Peletier for her review.

As I am writing this article, I am hearing on the radio that we are going to have another snowstorm of about 4 to 8 inches of heavy wet snow. Now I am saying to myself “I can’t wait until Spring 2010 Oversight Committee inspections arrive”, since it has been a very cold and snowy winter. We have had previous Spring inspections where it has been in the 70’s and there is still snow on the ground. This is a great time to come up to Cold Spring for some non-stressful work and enjoy the peace and tranquility of our lovely resort “**Where Good Times Are Shared**”. Think about it!

Spring 2010 inspection will begin on Friday, April 16<sup>th</sup>, and concludes on Friday, April 23<sup>rd</sup>, 2010. If you are interested in joining the Oversight Committee and coming up to Cold Spring during this time of the year to help out with inspections, please contact Sharmaine at Cold Spring at 1-603-536-4600.

I am looking forward to see all current Oversight Committee members in the Spring, and any new individuals who would like to join our committee!!

Sincerely, Paul E. Tousignant, Oversight Committee Chairperson

## Special Sale Followup!

As our Winter Red Week Sale of 2 and 3BR units (priced from \$1800.00 to \$2900.00) was more successful than anticipated, we’re extending the sale through April 15th. There are still some excellent buys of prime winter weeks available. We are even adding a rare newcomer to our availability, R4D-Wk.6 at a slightly higher price of \$3400.00. That’s Presidents Week for those of you who don’t recognize it.

So if you, or someone you’d like to see become an owner, would like more information you may contact me at [HerbertFeldman@hotmail.com](mailto:HerbertFeldman@hotmail.com) or call me at 603-434-1922. Please note that referral fees and upgrades do not apply.

Herb Feldman

## Winter Recreation Report 2010

Oh, what a fresh blanket of snow can do to brighten up your world! That is if you don’t have to shovel it. For the last two winters we had more than our share of snow, almost to the point that we had no more room to put it. This winter, the snow storms kept going right by us and we didn’t have much snow around the resort. The mountains, however, got a bit more and of course they continue to make snow as long as the temperatures allow it.

Again this year, we sold discount tickets to Waterville Valley and Tenney Mountain gave us discount coupons. Although the snow amounts were down from past years, our ticket sales to Waterville Valley were up and we continue to be one of the best off site sellers for them. It’s nice to see the owners and exchangers taking advantage of the discounts.

Unfortunately, we did not get much snow around the resort which wasn’t great for our cross country trails. We did offer cross country ski lessons when we had snow and now have new snow enthusiast! The ski sets we purchased last year are still like new. We did lose use of the golf course for cross country skiing early in the season due to flooding, which left ice chunks all over the course.

We are still offering the ski trips to Cannon Mountain and Bretton Woods and taking advantage of the two for one ski days. Bretton Woods remains the most popular trip.

This year we found a new place for sleigh rides not far from here. After the sleigh ride we got a campfire to cook marshmallows on, hot chocolate and popcorn while we were warming up. They also offered skating and skate rentals.

If you are not a skier, there are still plenty of things to do in the area. You can go tubing at three different ski areas; this takes no skill, just guts to make the run. Bretton Woods and Alpine Adventures in Lincoln have the zip lines! What a thrill that is!

Alpine Adventures also offers snowmobile rentals for a discount to Cold Spring and also

a discount for the Safari tour. You go off roading in a six wheel vehicle that is almost unstoppable. You go where most people can't go and see some great views of the mountains.

The Common Man family has bought the theatre in downtown Plymouth and they are offering dinner and a movie on weekends. Something new to try out! It's called the Flying Monkey. They also play matinees and movies during the week. They will be closed for renovations in the spring, but will have a lot to offer when they open up. Check with the office when you arrive to get their schedule.

Let's think spring! I wonder if the lack of snow is going to affect the bulbs and perennials as the snow didn't give much insulation for them. With spring comes golf, so get your clubs ready and look for the golf rates in this newsletter.

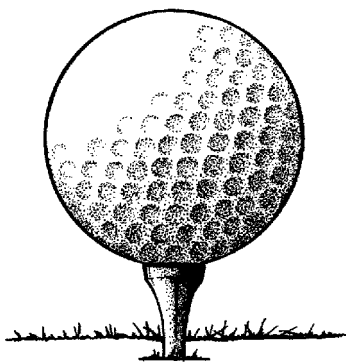
We will get Paula White back this summer as our craft person. We are always looking for new crafts to put on the schedule. If you have any craft ideas that you think we can use, please let us know.

Note: Please check out the bottom of your maintenance bill for a survey we are taking for the annual meeting festivities. We would like to get your input on whether to continue with the turkey dinner train ride (which everyone seems to enjoy!) or come up with something new to try. Please let us know if you have any new ideas that are reasonable for the owners and reasonable for our staff to put together.

Enjoy your spring!

See you soon.

Linda Marrer, Recreation Director



## Golf Report For The 2010 Season

### GOLF VOUCHER POLICY FOR 2010

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	\$26.00
	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	\$31.00
	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. (Note: please check with WMCC for weekly specials)

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

The Resort Release is a publication produced by the Board of Directors of CSPTA. All rights reserved 2010.  
 President - Barry Thomas; Vice President - Ron Smith;  
 Vice President - Olga Packard; Secretary - George Reilly;  
 Treasurer - Nelson Goldin  
 General Manager - Corinne Peltier • Tel. 603-536-4600  
 website: www.coldspringresort.net • e-mail: cspta@roadrunner.com