

ATALAYA TOWERS TOWER TALK



A Newsletter for the Homeowners of Atalaya Towers IOA

From Your Board

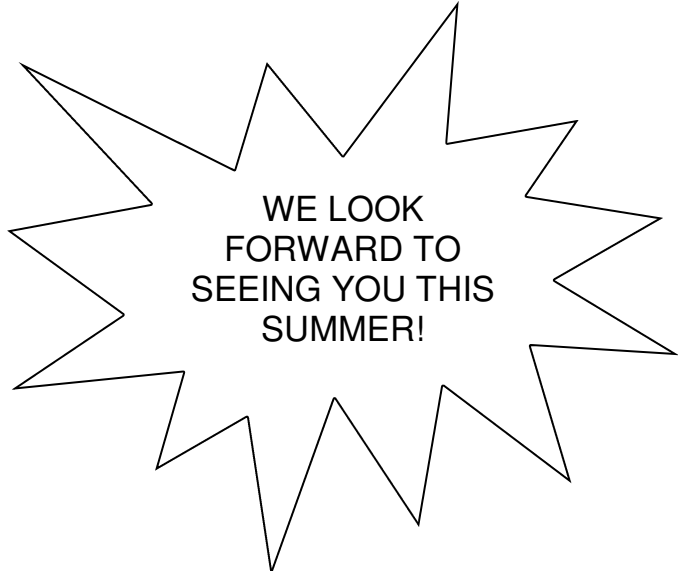
Dear Owner,

We are pleased to welcome Amy Grant back to Atalaya Towers as our General Manager.

We are happy to announce we have plans for changes to your property starting in January 2009. We will be re-decorating your living room and master bedroom. We are setting aside 5 units for two weeks at a time. This will allow us to work in all 19 units during January and February. We are also looking forward to transferring a second unit master bath over to handicap friendly. We look forward to hearing your comments on the work done in your unit when you visit in 2009. Because of our high occupancy rate, we have a very small window each year to do improvements. The "No Carts in Units Policy" has helped in keeping your unit damage in hallways down; we still need your help along these lines. To help cover the cost of the improvements the board voted to have a special assessment of \$75 for 2009 and \$50 for 2010. None of us likes special assessments, but to keep our property up to date, it is necessary from time to time.

Defender is working on getting wireless Internet service installed in the building so you will be able to go online from your unit. This has been a request by many of our owners. You should be aware we have that service at present on the ground floor. There is a table set up by the entrance door.

Thank you,
Lynn Harmon
IOA President



WE LOOK
FORWARD TO
SEEING YOU THIS
SUMMER!

IMPORTANT NOTICE

RESERVATION
INSTRUCTIONS AND
PROCEDURES CAN BE FOUND
ON PAGES 2 AND 3 OF THIS
NEWSLETTER.

Reservation Instructions

Reservation requests shall list **four** choices for a requested-use period in descending order of priority. Reservation requests not having your choices listed, may, in the discretion of the agent, be treated as an invalid request. If you require a week for space banking purposes only, please indicate this in the space provided and refrain from marking a specific week. This will be of great assistance to other owners who intend to enjoy their week at Atalaya.

No reservation requests will be accepted for purposes of honoring reservation request if received by the agent after October 15 of the year before the calendar year of use regardless of the postmark date.

During the afore-described reservation period of June 1st through October 15th, the agent will send out confirmations of reservation requests on a weekly basis, or such alternate period as deemed appropriate by the agent.

After October 15th and up to October 31st of the year before the calendar year of use, the agent shall assign a specific use period to owners who have not submitted a reservation request, or for whom all the four listed choices have already been assigned. Confirmation of these assigned-use periods will be mailed no later than December 1st.

An owner's failure to pay special assessments, maintenance fees or any other charges within 30 (thirty) days of the date due shall cause the agent to reject any reservation request, or cancel any confirmed assignment/reservation of a use period for the owner. Upon payment of the assessment, the owner may request use of a unit during a use period within the owner's season; however, such requests shall then be granted based upon availability of use periods, which have not been assigned, rented, or otherwise reserved for occupancy. An owner's inability to receive an assignment of a use period as a result of late payment of assessments shall not allow the owner to seek a refund of assessments paid. Cancellations will be sent out by Certified Mail.

Owners desiring to exchange their rights to the use of a unit through an exchange company should be certain to first receive a confirmed reservation request, pursuant to these procedures, prior to seeking to trade within an exchange system. A specific unit is required to effectuate an exchange. Therefore the agent, upon notification of this fact by the owner, shall assign a unit at the time of confirming an assigned-use period.

If you require help or have any problem understanding the reservation procedure, call the General Manager, Amy Grant, at 843.651.4566 for assistance.

If you have not received your confirmation letter by August 31, 2008, call the resort office.

Board of Directors
Atalaya Towers Interval Owners Association

Hard Rock Park is now open!!

(Located behind the old Waccamaw Pottery Mall)

Rides, Games, Food, and much more!!

ATALAYA



TOWERS

ATALAYA TOWERS INTERVAL OWNERS ASSOCIATION, INC. RESERVATION PROCEDURE

May 1, 2008

Dear Timeshare Owner:

First, let us explain clearly the reservation system for your **FLOATING TIME-SHARE DEED**.

If you are the owner of a white week, you may request any white week on the calendar attached. **NOTE: YOUR DEED LISTS A WEEK NUMBER AND A UNIT NUMBER; THIS IS NOT YOUR RESERVED WEEK. YOU MUST REQUEST A WEEK WITHIN YOUR COLOR GROUP UNDER THE FLOATING TIME-SHARE SYSTEM.** The same procedure applies to all other color groups.

PROCEDURES FOR RESERVING USAGE

ALL VACATION FORMS WILL BE MAILED OUT THE FIRST WEEK IN MAY FOR THE FOLLOWING YEAR VACATION PERIOD (included herein).

WHATEVER COLOR YOU OWN, YOU MAY REQUEST ANY WEEK OF THE SAME COLOR ON THE ENCLOSED CALENDAR.

BLUE Weeks	1 to 8 inclusive, 48 to 52 inclusive
WHITE Weeks	9 to 14 inclusive, 44 to 47 inclusive
TRADE RED Weeks	15 to 19 inclusive, 37 to 43 inclusive
PRIME RED Weeks	20 to 36 inclusive

Please be aware that the calendars from both major exchange companies differ from ours, and Atalaya's calendar is the only one we recognize for our reservation procedure.

ALL REQUESTS POSTMARKED JUNE 1, 2008 OR EARLIER WILL BE RANDOMLY SELECTED AND WEEKS ASSIGNED AS REQUESTED, IF AVAILABLE. ALL REQUESTS RECEIVED AFTER JUNE 1, 2008 WILL BE ASSIGNED DAILY. GROUPING WEEKS TOGETHER OR REQUESTING MULTIPLE UNITS IN A CERTAIN WEEK IS NOT GUARANTEED AS EACH WEEK OWNED IS TREATED INDEPENDENTLY FOR RESERVATION PURPOSES.

Please note: If you are requesting a week with the sole purpose of space banking with RCI or II, please note that on your request form.

If you are in arrears, your request form will have a notification of the past due amount. You must send in this amount with your request form, or your reservation request will not be honored.

2009	Week	Saturday to Saturday
BLUE	1	Jan 3 – Jan 10
	2	Jan 10 – Jan 17
	3	Jan 17 – Jan 24
	4	Jan 24 – Jan 31
	5	Jan 31 – Feb 7
	6	Feb 7 – Feb 14
	7	Feb 14 – Feb 21
	8	Feb 21 – Feb 28
WHITE	9	Feb 28 – Mar 7
	10	Mar 7 – Mar 14
	11	Mar 14 – Mar 21
	12	Mar 21 – Mar 28
	13	Mar 28 – Apr 4
	14	Apr 4 – Apr 11
TRADE RED	15	Apr 11 – Apr 18
	16	Apr 18 – Apr 25
	17	Apr 25 – May 2
	18	May 2 – May 9
	19	May 9 – May 16
PRIME RED	20	May 16 – May 23
	21	May 23 – May 30
	22	May 30 – Jun 6
	23	Jun 6 – Jun 13
	24	Jun 13 – Jun 20
	25	Jun 20 – Jun 27
	26	Jun 27 – Jul 4
	27	Jul 4 – Jul 11
	28	Jul 11 – Jul 18
	29	Jul 18 – Jul 25
	30	Jul 25 – Aug 1
	31	Aug 1 – Aug 8
	32	Aug 8 – Aug 15
	33	Aug 15 – Aug 22
	34	Aug 22 – Aug 29
	35	Aug 29 – Sep 5
	36	Sep 5 – Sep 12
TRADE RED	37	Sep 12 – Sep 19
	38	Sep 19 – Sep 26
	39	Sep 26 – Oct 3
	40	Oct 3 – Oct 10
	41	Oct 10 – Oct 17
	42	Oct 17 – Oct 24
	43	Oct 24 – Oct 31
WHITE	44	Oct 31 – Nov 7
	45	Nov 7 – Nov 14
	46	Nov 14 – Nov 21
	47	Nov 21 – Nov 28
BLUE	48	Nov 28 – Dec 5
	49	Dec 5 – Dec 12
	50	Dec 12 – Dec 19
	51	Dec 19 – Dec 26
	52	Dec 26 – Jan 2

MANAGER'S CORNER

Happy Spring Everyone!

As of February, I have agreed, once again, to become your General Manager and any welcome-back gifts can be received through the office (just kidding). It's great to see all your faces again and to meet new owners who have bought here since I've been absent from the resort.

I would like to take the time to say **THANK YOU** to all the Atalaya Towers staff for doing a wonderful job keeping your home away from home in excellent condition.

It's that time of year again to plan your vacation for 2009. Please remember to complete your Reservation Request Form, which is included with this mailing and return it, even if you plan to space bank your week. If you do not receive a confirmation letter by August 31st, please contact the office. Please do not wait until January 2009 to call; you might lose out on your vacation.

Some other reminders that we would like to bring to your attention that will make your stay here more enjoyable are:

- When arriving for check-in, please check with the office on the status of your unit. Please do not unload your luggage before verifying your unit is ready. This is to keep carts available for those whose units are ready and is a great courtesy to your fellow owners. In addition, please do not use more than one cart. Again, this is a courtesy to the others who are checking in.
- Pool passes are required in order to use both pools and the hot tub. We will ask you to leave the pool area if you do not have one with you.
- The outdoor pools will begin closing at 11pm and the indoor at 2am effective immediately. This should provide a better level of control over those areas and decrease the overall number of incidents related to unsupervised minors.

Since we take pride in our units and do not want any damage to our new walls, please **DO NOT take the luggage carts inside the units**. Doing so may cause damage to the walls and you will be charged a \$50.00 fine, which is stated in the Rules & Regulations.

As far as unsupervised minors, and others as well, the quiet time at Atalaya Towers is 10pm to 8am. No running anywhere on property and no playing with the elevators is allowed. Elevator failure is caused by playing with the buttons, holding the door open, or jumping in the car. We are billed for these calls at a rate of \$150 per hour and will pass this cost on to those who are responsible for any elevator malfunction. In addition, anyone who is not adhering to the quiet time, running on the property, or displaying any disruptive behavior will be dealt with immediately.

Please report any housekeeping or maintenance issues to the front desk within the first 24 hours of your stay. Please do not wait until you check-out.

All keys must be turned in to the front office, or put in the night drop behind the office. For any keys that are not returned, there will be a charge for a locksmith to come out to change the locks and the bill will be forwarded to you.

Remember that Check-Out time is **NO LATER THAN 10AM** & Check-In time is **NO EARLIER THAN 4:00PM**. **This rule must be enforced!** Our staff really needs this time period to do their job properly. We want the units to look fantastic when you check in so please do not pressure our staff to break this rule. There will be times when some units will not be ready at 4:00PM and this will happen more in the summer time than the winter. When checking out, don't forget to make sure you have your personal belongings.

Sincerely,
Amy