

May 2011

Myrtle Beach, SC

The Beach House Messenger



A Newsletter for the Homeowners of The Beach House Golf and Racquet

Inside this
issue:

<i>President's Message</i>	1
<i>Defender Realty's Resale Corner</i>	2
<i>General Manager's Corner</i>	2
<i>Myrtle Beach Attractions and Events</i>	3
<i>Board of Directors</i>	3
<i>Owner Services Information</i>	3
<i>Owner Beware Article</i>	4



President's Message

Dear Owners,

On March 19, 2011, the Annual Homeowners' Meeting was held at The Beach House. There were 774 weeks represented by proxy and 37 weeks represented in person at the meeting for a total of 811. In accordance with our bylaws, we met the quorum requirements necessary to hold a legal meeting.

As you know, the Board of Directors stands for re-election each year. This year our standing Board was re-elected to serve for another year. There were not any additional candidates this year nor any write-in votes.

Betty Osborne presented the Operations Report of accomplishments for 2010 and explained how she and the staff are working daily to keep excessive costs down during this economic situation. As usual, Betty and the resort staff are doing a great job of maintaining our "home away from home".

Your Board of Directors also held a Board Meeting on March 19, 2011. Discussion included our year-end financial status and plans for the 2011 season. According to Management, we had a positive variance in our operating account at the end of 2010.

Let me encourage you to make your plans to come to the Beach House this summer. Remember, owners are always entitled to a rental discount; be sure you ask for it!

Additionally, there are many Association owned weeks available for re-sale. These weeks have been acquired over time, many as a result of foreclosure. Remember, the Association is not in the business of owning weeks, so for every week that is not sold, it reflects in an unpaid maintenance fee; the burden of which other owners must absorb. Defender Realty has an excellent Referral Program available for current owners; you know how much you enjoy your vacation weeks at the beach, so encourage your friends and family to join you! Contact Frank Baker at Defender Realty for additional information.

We purchased our timeshares at the Beach House for a reason. We have a great resort, one to be proud of. So come, enjoy the beautiful beaches, the pleasant staff and all that the Beach House has to offer.

See you at the beach!

Regards,
Joe White, President



DEFENDER REALTY'S RESALE CORNER

With recent changes to RCI and Interval International's week exchange programs, it is more important than ever to examine the RCI Points Program. Have you noticed that both exchange companies have eliminated the color seasons on the calendar? Instead of weeks being labeled by color, each week is given a numeric value which lessens the possibility of using your exchange to stay at spectacular resorts. The trades are now more closely "like for like".

We suggest the RCI Points Program because, though each week is given a point value, you are not exchanging "a week for a week". The Points Program is simple. You have much greater flexibility in that you can use your points to vacation virtually where and when you desire, in the size unit you need for a more flexible vacation. You are no longer locked in to take a full week and be done with your vacation. You can spend them on fewer or more nights. So much emphasis is being placed on the points program, it is making it difficult trading in the weeks program. The good news is you only pay one maintenance fee for your week and still get to receive additional vacation time. Also, your week stays deeded in your name, and if you ever decided to go back to a regular week status, it's as simple as notifying RCI.

We are offering a special opportunity to convert your week to points. The regular price to convert your week to points is \$2,395 and as the popularity continues to increase so does the costs. However, for a limited time we are offering a special price on the conversion to points at only **\$1,695**. Contact George Osborne or Diane Carter-Wood at 1-800-799-0798 for complete no obligation details.

Have a wonderful upcoming summer, and if we can be of any assistance, please do not hesitate to contact us.

Frank Baker
Defender Realty
1-800-799-0798
fbaker@defenderresorts.com



General Manager's Corner

We are now approaching our busy season and are looking forward to seeing all of our owners and guests. This past fall we have been working hard in the units removing wallpaper and applying knockdown in the bathrooms. We also replaced all of the main roofs this past December and have already taken down the pool cover. Next fall we will replace the cover with a new one.

We would like to remind you again about the parking. There is only one car space per unit and there are few spaces for over-flow parking on the street which is open to the public. We understand this is a problem; however, there is no remedy at this time.

Remember, if you are interested in pre-paying your Maintenance Fees or making payments on future years fees, just give the Front Desk a call and we will be happy to assist you. You may wish to inquire about making monthly payments through automatic bank draft (ACH).

Make sure to pick up an activity sheet upon check-in for the week's activities and stop by the 4th floor for brochure information on the area's attractions.

Have a safe trip and we look forward to seeing everyone!

Betty and the Gang

Attractions and Events at Myrtle Beach

S
U
M
M
E
R

F
U
N

There are endless attractions in Myrtle Beach, SC, both on and off the beach.

Summer on the Boardwalk: features live concerts, “Kids Carnivals”, fireworks and more.



Whispering Wings Butterfly Experience at Brookgreen Gardens. Check local listings for dates and times.

Skywheel Myrtle Beach– Coming June 2011

July 4th Independence Celebrations: Celebrate 4th of July at the beach with food, festivals and firework displays. Check local listings for times and places.



A
T

T
H
E

B
E
A
C
H

Owner Services Information

We are the department at Defender Resorts, Inc. that handles owner accounts, which includes owner deed name changes, address changes, sending billings to owners, posting owner payments and many other services. There are many questions that owners have regarding their deeded property and the homeowners’ association that manages their property. We have put together some of the most-asked questions and put this information on the Defender Resorts website at www.defenderresorts.com. At the bottom of the home page, there is a large red circle with a question mark that says “FAQS” for you to click and get the information.

We have written about homeowners’ associations, deeds, paying maintenance fees and using your week. We will update this information and hopefully expand it to include more data about your investment to keep you informed.



Board of Directors

Joe White, President

Troy Williams, Vice President

Frances Mundy, Secretary/Treasurer

Elizabeth Hoffman

Pat Johnson

You may contact any Board member by addressing your envelope to his/her attention and mailing to Defender Resorts, P.O. Box 3849, Myrtle Beach, SC 29578 or by sending an email to info@defenderresorts.com.

!!!!URGENT OWNER ALERT!!!!

OWNER BE AWARE of unscrupulous companies that make offers to sell or otherwise take possession of your deeded week interval for a fee. During the past few years while our Country has been in recession, numerous “suspect” Transfer Companies have mushroomed whereby offering owners, for a fee (which in many cases is several thousands of dollars), the opportunity to sell or transfer their ownership.

BEFORE YOU ACT on an offer, please call your resort and discuss the proposed transaction as there may be alternatives that can be reviewed that will not carry the inherent risk associated with dealing with unknown Companies. Your Board and Management care and have recently witnessed an increase in owners having been taken advantage of through illegitimate companies posing to transfer/sell their ownership for a large fee but without finalizing the transfer. This has resulted in some owners having been **defrauded** of their money along with still having their legal obligation to the Association for both current and future maintenance fees.

PLEASE DON'T LET THIS HAPPEN TO YOU.

CALL The Beach House at 843.449.7484 BEFORE ACTING ON ANY OFFER.

BEACH HOUSE GOLF AND RACQUET CLUB

6800 NORTH OCEAN BLVD

MYRTLE BEACH, SC 29572

Return Service Requested

NEWSLETTER

Professionally managed by:

Defender Resorts