

Ocean Forest Colony News

Ocean Forest Colony
 5900 North Ocean Blvd.
 Myrtle Beach, SC 29577
 843-449-7484

A Newsletter for the Owners of Ocean Forest Colony

President's Message

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Hello Everyone!
 The Ocean Forest Colony Board of Directors held our late winter meeting on February 19, 2011 at the Defender Resorts office. Bill Brown, our longest serving member on the Board, resigned prior to the meeting due to recurring health problems. Bill's knowledge and business experience will surely be missed.
 Keith Lawson, from Kernersville, NC, was appointed to serve the remainder of Bill's present term. Keith has been an owner for approximately fifteen years. We look forward to working with Keith who also brings excellent business experience to the Board.
 The Ocean Forest Colony looks great! The interior, exterior and the grounds are in excellent shape and ready for your 2011 vacation season.

Sincerely,
 Tommy Ervin,
 President of OFC Board of Directors

URGENT: OWNER ALERT - A MUST READ!

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 (in many cases 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.

(Continued on page 4)



CALL FOR NOMINATION:

Please find on page three (3) a **NOMINATION APPLICATION FORM.**

Any owner **interested in serving on the Board of Directors** should complete the form and return it according to the instructions provided. Your Board is comprised of five (5) owners elected by the Association members who have shown a willingness to volunteer their services to the Association. Your Board of Directors meets an average of three (3) times per year and would ask that any person wishing to serve be willing to meet that schedule. Board members serve a "one" year term. All five (5) seats are elected each year by those owners present and represented by proxy at the Annual Homeowners Meeting.

BOARD OF DIRECTOR RESPONSIBILITIES INCLUDE:

Your Board reviews and adopts rules & regulations in conjunction with the Association's By-laws, Master Deed and Declaration; accepts and properly discharges its fiduciary duties and responsibilities empowered to them through the Association's controlling documents; reviews monthly financial and operational information provided by the management company; reviews and approves annual operating and capital reserve budgets. The Board also works in conjunction with and through the professional management company whose responsibilities encompass the legal and ethical oversight of the day-to-day resort operation, financial reporting, operations reporting, long-term planning, legal protection, insurance review, budget preparation and enforcement of Board adopted policy and procedures, among other requirements.

Tommy Ervin, President
On behalf of the Board of Directors
of Ocean Forest Colony

?? Did you know ??

- 77% of timeshare owners say owning timeshare has increased the degree to which they look forward to vacations.
- 69% say it has increased the amount of time they spend on vacation.
- 58% believe it has increased their health and happiness.
- 39% say it has facilitated their family communication patterns.
- About 25% are interested in purchasing more timeshare.

**Ocean Forest Colony
A
wonderful
place
for
Vacation.**

**Check into the purchase of
available winter weeks to
expand your vacation
experience.**



**OCEAN FOREST COLONY
BOARD OF DIRECTORS
NOMINATION APPLICATION FORM**

The Ocean Forest Colony Board of Directors request owners who are interested in providing service to the Association on the Board of Directors advise the Board of their interest by providing the following information:

This form must be received no later than July 30, 2011.

Name: _____ Telephone: _____

Unit/Week(s) Owned: _____

Address: _____

Education: _____

1. What do you consider to be the short term needs of Ocean Forest Colony? _____

2. What do you consider to be the long term concerns of Ocean Forest Colony? _____

3. What do you feel you will contribute to Ocean Forest Colony as a member of the Board of Directors? _____

Signature: _____ Date: _____

Each category should be limited to no more than 25 words.

Mail to: Attn.: Ocean Forest Colony – c/o Defender Resorts, PO Box 3849, Myrtle Beach, SC 29578



General Manager's Corner

The summer is quickly approaching here at Ocean Forest Colony, and we have made preparations for this busy season. During the year, we have replaced all doors on the units; we are also in the process of replacing the paneling, wall paper in the bathrooms and fixing the water spots on the ceiling. We only have 3 more units to be completed and will get this accomplished as occupancy allows.

There have been calls from other guests inquiring about rentals for the summer months. If you would like to rent your unit, fill out a rental agreement form and return it to the Beach House. We will do our very best to rent your unit. If you have any questions about renting your unit, feel free to call the Beach House at (843) 449-7484.

Please remember that parking at Ocean Forest Colony is very limited during this time of year. At this time, we do not have any overflow parking and currently do not have a solution to this problem.

A few owners have had questions about the new ACH program. Basically, this program is a direct draft, which allows you to have monthly payments taken out of your checking or savings account to pay your maintenance fees. Monthly payments come from the total amount of your maintenance fees divided by the number of months left in the year when you sign up for the draft plus a \$3 per month fee for the service. You have the option to decide whether you want this payment taken out on the 5th, 15th, or 25th of each month.

While staying at Ocean Forest Colony, you are invited to participate in the daily activities that the Beach House offers. Activity sheets can be picked up at the Beach House during check in.

We look forward to seeing you again, and have a safe trip!

Betty Osborne
General Manager

(Owner Beware Continued from Page 1)

Your Board and Management care and have recently witnessed an increase in owners being taken advantage of by illegitimate companies posing to transfer/sell their ownership for a large fee without finalizing the transfer. This has resulted in some owners being **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 FRONT DESK BEFORE ACTING ON ANY OFFER.
843.449.7484**

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? This has caused some confusion. Instead of weeks being labeled by color, each week is given a numerical 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 compared to understanding how trading weeks now work. 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 very 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 year 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



Things To Do & Places To See In Myrtle Beach

Endless Entertainment and Attractions in Myrtle Beach SC -- Both On and Off the Beach

Naturally, the fun in Myrtle Beach always starts on the beach, the area's most popular attraction. Sixty miles of sandy beaches provide ample opportunities for things to do such as water sports, shell collecting and more as part of your vacation. But there's a wide range of other activities awaiting you. Test your game on the area's many miniature golf courses; head out to the emerald-green fairways of a local championship golf course, or cool off at one of the area's water or amusement parks. Take a cruise aboard a riverboat, go it alone on a pontoon boat or head out on a banana boat with the entire family for the thrill of a lifetime. Here are just a few of the many attractions that await in Myrtle Beach:

- 0 [Amusement Parks, Water Parks & More](#)
- 0 [Shopping](#)
- 0 [Theater and Live Entertainment](#)
- 0 [Water sports](#)
- 0 [Dining](#)
- 0 [Golf](#)
- 0 [Casino Cruises](#)

Local Festivals, Events, and Myrtle Beach Attractions

Myrtle Beach is also home to a number of award winning annual festivals, which are free attractions, including the CanAm or Canadian-American Days Festival, the Sun Fun Festival which signals the start of the summer season, the Beach Boogie & BBQ Festival, the Grand Strand Fishing Rodeo, the Christmas Towne holiday festival.

If you would like to obtain a list of the attractions listed above and additional Myrtle Beach, SC entertainment options, check out www.visitmyrtlebeach.com/PLAY. You can also request a **FREE** 2011 Myrtle Beach Area Vacation Guide by going online to visit the website.

With attractions for all, you can be sure that you will find endless entertainment during your stay in Myrtle Beach.

Information from Owner Services

We hear you!

If you have struggled to pay your maintenance fees at the beginning of each year, we have a new program that could help.

We have started a new payment program in 2011 where you authorize us to draft your bank account monthly. Instead of paying \$553.00 in January, we draft your bank account for \$49.08 each month. There is a \$3.00 per month charge for this service and it is included in the monthly draft amount. We also let you choose the draft date - either the 5th, the 15th or the 25th of each month.

If you sign up after January, your monthly payment will be determined by the number of months remaining in 2011. You can download an authorization form on your resort website to be filled in, signed and sent to us with a cancelled check.

**OCEAN FOREST COLONY
DEFENDER RESORTS, INC.
P.O. BOX 3849
MYRTLE BEACH, SC 29578**

Return Service Requested

NEWSLETTER

*Professionally managed by:
Defender Resorts, Inc.*