

Ocean Forest Colony News

A Newsletter for the Owners of
Ocean Forest Colony

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



President's Message



Hello Ocean Forest Colony Owners:

This is a brief update of what is happening at your Ocean Forest Colony. First, I would like to thank everyone who was unable to attend the annual meeting for returning your proxies. The following will serve as the Board of Directors for 2011; Tommy Ervin, Horace Porter, Samuel Owens, Bill Brown and Erin Wurst.

The Board and Defender worked very hard together to hold the line on next year's maintenance fees. I am happy to report there will be only a \$10 increase in fees for 2011.

Another item of interest I am happy to report is we are working with Time Warner to have an Internet service, cable TV, and phone service package installed. Hopefully, the details will be worked out soon and the new service will be available the first of 2011.

The Board looks forward to serving you again next year and continuing to maintain our little place on the beach as best as possible in the years to come.

I would like to wish all of you a very bountiful Thanksgiving and a very Merry Christmas.

Sincerely,

Tommy Ervin
President of Ocean Forest Colony Board of Directors

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Regional Director of Operations Notes

It seems hard to believe that 2010 is nearing its end already. This is the time of year when we're reflecting back on the current year and have already begun making preparations for 2011. As we entered 2010, we were unsure what impact the continued unstable economy would have on the Resort. Although the summer season got off to a slow start, by mid-July traffic and visitors increased and our rental market remained strong through the end of August. Ocean Forest Colony was at or near 100% occupancy throughout July and August and heavy occupancy continued through September and October! Occupancy levels such as this certainly keep our staff members busy and we are thankful for their hard work and attentiveness to detail. We have some great off-season rental specials available at Ocean Forest Colony and our other Defender managed properties, so be sure to call or check out our website www.defenderresorts.com. And remember, owners are always entitled to a discount.

Wishing you and your families a very warm Holiday season and prosperous New Year,

Pamela Cordell
Regional Director of Operations

DEFENDER REALTY'S RESALE CORNER

If you have not investigated the RCI Points Program, now is a perfect time to do that. If you have tried to exchange through RCI in the weeks program, you probably have experienced times when you could not get what or where you wanted. So much emphasis is being placed on the points program that it is making it very difficult trading in the weeks program. The points program offers an exciting vacation program. It gives you the freedom to vacation virtually where, when in the size unit you desire and offers additional vacation time each year. The good news is you only pay one maintenance fee for your week and the additional vacation time. It truly offers much more flexibility than the weeks program. We are offering a special opportunity to convert your week to points at a rock bottom special discounted price. The regular price to convert your week to points is \$2,195 and that increases January 1 due to increased costs, but for a limited time we are offering this special at only **\$ 1,695**. Don't miss this opportunity; contact George Osborne or Diane Carter-Wood at **(843) 497-6431**.

Did You Know?

We have added two additional bonus stays to the Defender Flex® Program, starting January 2011. There are up to an additional 8 bonus nights in January and up to 8 additional nights in February. It offers the owners up to 28 bonus nights each year.

Did You Know?

Defender Realty has introduced a brand new Owner Referral Program. It is called "Let The Pyramid Pay Your Maintenance Fee". You can become a Platinum, Gold, Silver or Bronze partner and earn large sums of CASH for those referrals. Call us for your Pyramid brochure.

Note...Due to the economy, it is still very much a buyer's market. As the economy increases the prices will rise, so don't wait to purchase that second or third week. Tell your family and friends to contact Bart Lambert at **(843) 449-7484 Ext. 3393** for some outstanding prices on weeks. He will also be happy to give you information on the New Referral Program or the revised Defender Flex® Program.

Frank Baker
Defender Realty, Inc.
(843) 497-6431
fbaker@defenderresorts.com



General Manager's Corner

We are nearing the end of another busy summer and looking forward to seeing all our fall and winter owners.

The Annual meeting was held on October 9th and was well attended.

Your Board of Directors and Management have worked very hard on the 2011 budget with a minimal increase in Maintenance Fee of \$10. We are introducing a new method for paying your Maintenance Fees. To use this new payment plan, please read and complete the enclosed draft form. If you have any questions, call the Beach House.

As stated above, we are coming off of a very busy season, and most owners and guests want the repairs made after they leave. This creates another problem, since check-out time is 11:00am and check-in is at 3:00pm. Most of the time, this is not enough time for the maintenance department to complete major problems such as water spots on the ceiling, paneling peeling off, etc. This, of course, does not include emergencies such as no electricity, heat, air, water or appliances not working. These are repaired or replaced as soon as possible. So, whenever you are here on your vacation and see problems that need to be addressed, I ask that you please let these repairs be completed when detected.

The Beach House has weekly activities in which you are welcome to participate. Please pick up a weekly activity calendar at check-in. Also, you are welcome to use the heated pool and Jacuzzi at the Beach House.

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

Betty and Staff

NOTICE - WINTER ACTIVATION CALENDAR

2011	Week	Saturday to Saturday	
W	1	01/01/11	01/08/11
	2	01/08/11	01/15/11
BLUE	3	01/15/11	01/22/11
	4	01/22/11	01/29/11
WHITE	5	01/29/11	02/05/11
	6	02/05/11	02/12/11
	7	02/12/11	02/19/11
	8	02/19/11	02/26/11
	9	02/26/11	03/05/11
	10	03/05/11	03/12/11
	11	03/12/11	03/19/11
	12	03/19/11	03/26/11
RED	13	03/26/11	04/02/11
	14	04/02/11	04/09/11
	15	04/09/11	04/16/11
	16	04/16/11	04/23/11
	17	04/23/11	04/30/11
	18	04/30/11	05/07/11
	19	05/07/11	05/14/11
	20	05/14/11	05/21/11
	21	05/21/11	05/28/11
	22	05/28/11	06/04/11
	23	06/04/11	06/11/11
	24	06/11/11	06/18/11
	25	06/18/11	06/25/11
	26	06/25/11	07/02/11
	27	07/02/11	07/09/11
	28	07/09/11	07/16/11
	29	07/16/11	07/23/11
	30	07/23/11	07/30/11
	31	07/30/11	08/06/11
	32	08/06/11	08/13/11
33	08/13/11	08/20/11	
34	08/20/11	08/27/11	
35	08/27/11	09/03/11	
36	09/03/11	09/10/11	
37	09/10/11	09/17/11	
38	09/17/11	09/24/11	
39	09/24/11	10/01/11	
40	10/01/11	10/08/11	
41	10/08/11	10/15/11	
42	10/15/11	10/22/11	
43	10/22/11	10/29/11	
44	10/29/11	11/05/11	
W	45	11/05/11	11/12/11
	46	11/12/11	11/19/11
R	47	11/19/11	11/26/11
W	48	11/26/11	12/03/11
	49	12/03/11	12/10/11
B	50	12/10/11	12/17/11
RED	51	12/17/11	12/24/11
	52	12/24/11	12/31/11
	53	12/31/11	01/07/12



**OCEAN FOREST COLONY
2011 APPROVED BUDGET**

	<i>Total</i>
	<i>2011</i>
	<i>Budget</i>
Operating Revenue	
Maintenance Fee Billing	\$ 336,400
Allowance for Uncollectable Fees	\$ (55,170)
Maintenance Fees - Prior	\$ 600
Late Charge on Delinquent Fees	\$ 2,150
Interest Charge on Delinquent Fees	\$ 800
Rental Commission/HOA Rentals	\$ 300
Sale of Association-Owned Weeks	\$ 700
Rental of Association-Owned Weeks	\$ 1,700
Vending Income	\$ 300
Bank Interest	\$ 575
Miscellaneous	\$ 150
Gross Operating Revenue	\$ 288,505
Transfer Funding to Reserve	\$ 54,027
Total Deductions from Gross	\$ 54,027
Net Operating Revenue	\$ 234,478
Utility Expense	
Electricity - Units	\$ 14,943
Electricity - Laundry	\$ 2,373
Telephone	\$ 7,438
Water & Sewer	\$ 4,710
Cable TV	\$ 3,280
Total Utility Expense	\$ 32,744
Housekeeping Expense	
Contract Laundry Service	\$ 10,100
Linen Purchases	\$ 1,950
Room Purchases	\$ 3,100
Contract Housekeeping Service	\$ 33,500
Total Housekeeping Expense	\$ 48,650
Maintenance Expenses	
Pool Maintenance & Repair	\$ 3,500
Pool Supplies	\$ 2,615
Building Maintenance	\$ 15,800
Contract Maintenance/ Bellman	\$ 17,800
Yards & Grounds Maintenance	\$ 1,620
Total Maintenance Expenses	\$ 41,335

	<i>Total</i>
	<i>2011</i>
	<i>Budget</i>
Administration and General Expenses	
Management Fees	\$ 28,611
Accounting	\$ 4,313
Data Processing	\$ 4,314
Outside Accounting/Audit	\$ 2,300
Board of Directors/Annual Expense	\$ 600
Newsletter	\$ 475
Postage	\$ 1,500
Bank Charges	\$ 200
Office Supplies	\$ 550
Legal Fees	\$ 1,000
Printing	\$ 800
Taxes and Licenses	\$ 400
Lockbox Charges	\$ 210
Dues and Subscriptions	\$ 155
Administrative Services (Beach House)	\$ 4,596
Mileage Costs	\$ 177
Miscellaneous	\$ 200
Total Administrative Expense	\$ 50,401
Leases and Contracts	
Exterminating	\$ 1,565
Refuse Collection	\$ 1,959
Property Taxes - Real Estate	\$ 21,940
General Insurance	\$ 35,384
Federal & State Income Tax	\$ 500
Total Leases and Contracts	\$ 61,348
Total Operating Expense	\$ 234,478
Net Operating Income	\$ -

2011 Maintenance Fee Per Week	\$ 550.00
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Board Members for Ocean Forest Colony

Elected Officers for 2010 - 2011

President – Thomas (Tommy) Ervin

Vice President – Horace Porter

Secretary – Samuel (Cortez) Owens

Treasurer – William (Bill) Brown

Director – Erin Wurst

*You may contact the Board of Directors by email at
ofc@defenderresorts.com*

Or

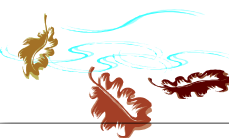
*By addressing a letter to the Board Of Directors
C/O Defender Resorts, Inc.
PO Box 3849
Myrtle Beach, SC 29578*

ARDA ROC (American Resort Development Association/Resort Owners

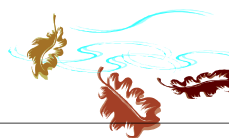
Coalition) is a coalition comprised of hundreds of thousands of timeshare owners across the country who voluntarily contribute \$3 per year to promote a legislative agenda at the local, state and federal levels beneficial to timeshare owners.

Here's what ROC is supporting presently:

South Carolina - South Carolina legislature has formed a T.R.A.C. committee to review all exemptions. One of the most important exemptions to timeshare owners is the exemption from accommodations tax for a timeshare owner's stay. Many times, legislatures, both in Columbia and Horry County, have tried to take these exemptions away. Funds from ROC have supported our efforts in each of those cases to maintain this most important exemption. ROC continues to monitor the T.R.A.C. committee of the South Carolina to see if we will have to press forward in an additional fight in South Carolina for this prevailing exemption.



Some Things You Should Know



We Have Heard You!

And we are offering a new program
which gives you the ability to make
monthly payments through an automatic bank draft.

An ACH Pre-Authorized Payment form has been included with this newsletter and invoice. Please read it carefully to find the details on how to take advantage of this new program.

The enclosed form must be completed and returned to the Accounting Department at Defender by December 15, 2010 along with a voided check. Your first draft will then begin in January of 2011.

If you have any questions, please call your resort for clarification; otherwise, you may return your draft form to the address listed on the form.

Of course, you may still pay in full by the delinquent due date of February 1, 2011.

Rentals

are available year round at Ocean Forest Colony and other Myrtle Beach Defender Managed properties as well as Ocean City MD, Massachusetts and Florida. Remember to keep Defender in mind when booking your stays in other locations, whether for meetings, or just a weekend getaway. Be sure to tell your friends too. Remember to ask about your owner discount when inquiring.



IF YOU HAVE MOVED

Please make sure that we have your new information for the Homeowners' Association database, so you will continue to receive mailings. Remember, it is your responsibility to notify us by the end of the year if you have not received a bill for the next year's maintenance fee. You may contact your resort, and they can record your new address; or, there is a place on the main page at www.defenderresorts.com to "Email Us".



Housekeeping and Maintenance

While staying at the resort, please be sure to provide any housekeeping or maintenance concerns to the Front Desk Staff at the Beach House, so they can generate a work order. Remember, "if we don't know about them, we can't fix them."

