

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



To the Owners of Ocean Forest Colony,

We have had another good year at the Ocean Forest Colony. All of the improvements that we had planned on being made were made with the exception of the painting. We plan for this to be completed during the first quarter of 2010. Another issue discussed was the elevator issue. It was decided with the current economic condition, to put this on hold for several years.

We continue to work closely with Defender to hold costs to a minimum wherever possible. At our Board Meeting prior to the Annual Meeting in October, we worked out a plan to hold maintenance fees to the same level as this past year.

Also, at the Board Meeting, Bill Sheltman, resigned as president after many years of dedicated service to the Board. He will be greatly missed. We want to take this opportunity to thank Bill for the personal time and attention he gave to the Board and Ocean Forest Colony. He will be greatly missed.

New Officers appointed for the coming year are as follows: Tommy Ervin, President; Horace Porter, vice-president; Bill Brown, treasurer; Sam Owens, secretary; and our newest member, Richard Anderson.

We look forward to another great year at Ocean Forest Colony.

Tommy Ervin
President of Ocean Forest Colony Board of Directors

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Regional Director of Operations Message

It seems hard to believe that 2009 is nearing its end already. This is the time of year when we reflect back on the current year and begin making preparations for the next. As we entered 2009, we were unsure what impact the 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! Occupancy levels such as this certainly keep our staff members busy, and we are thankful for their hard work and attentiveness to detail.

Important Information:

- Be certain that you supply the Ocean Forest Colony office with any address, telephone number, or e-mail address changes. This ensures that we are able to communicate with you as an owner and ensures that you receive the important information that you need (newsletters, maintenance fee billings, rental specials, etc.) This information can be verified when you register at check-in or any other time throughout the year.
- Please provide us with your e-mail address. We do not give or sell e-mail addresses; we simply use them as a tool to communicate with you. As we move forward into the technological age, it is becoming a more popular method of communication and is certainly more economically friendly.
- While staying at the resort, please be sure to provide any housekeeping or maintenance concerns to the Front Desk at the Beach House so that they may be addressed. "If we don't know about it, we can't fix it!"

Rentals are available year round both at Ocean Forest Colony and our other Defender managed properties throughout Myrtle Beach as well as Ocean City, MD; Massachusetts, and Florida. Remember to keep us in mind when booking your vacations and be sure to tell your friends as well. Be sure to ask about your owner discount!

As always, we welcome your comments and look forward to seeing you at the beach very soon.

Best Regards,
Pamela Cordell
Regional Director of Operations



DEFENDER REALTY'S RESALE CORNER...

We hear horror stories each week regarding people paying someone up-front to sell their timeshare week. Owners tell us they paid anywhere from \$599 to \$899 to sell their week and were told they could sell it for \$20,000. Developers didn't even get \$20,000 years ago and they marked the week up 50%. We have said for many years, if you pay someone up-front to sell your timeshare week, you will get taken to the cleaners. **DO NOT EVER PAY ANY UP-FRONT FEES NO MATTER HOW GOOD IT SOUNDS!!!!**

Most of you do not realize the more owners we have paying the maintenance fees, the less the fees go up each year. There is a way to help with this and that is through the Defender Realty Referral Program. When you refer family or friends and they visit your resort, you receive CASH! If they purchase a week at a particular price, you receive more CASH! We know you like your resort or you would not be an owner, so why not help yourself and your referral by giving us their names. If you call Defender Realty within 14 days of receiving this newsletter, you will receive a Double Cash Offer for your referrals. Call Bart Lambert today at (843) 449-7484 Ext. 3393 with those referral names.

If you have thought about purchasing that additional week for you or your family, there will never be a better time than now. With the economic conditions we are experiencing, now is the time to purchase. We have a number of truly motivated sellers that have to dispose of their timeshare weeks. Call Bart Lambert today at (843) 449-7484 Ext. 3393 and ask for a list of available inventory. You will be glad you did and so will your family!

Have a great fall and we look forward to speaking with you.

Frank Baker, Defender Realty, Inc.

(843) 497-6431

fbaker@defenderresorts.com



General Manger's Corner

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

The Annual meeting was held on October 10th and was well attended.

Your Board of Directors and Management have worked very hard on the 2010 budget and your Maintenance Fees have not increased.

As stated above, we are coming off of a very busy season and most owners and guest want repairs made after they leave. This creates a problem, since checkout time is 11:00am and check-in is at 3:00pm. Often, this is not enough time for the maintenance department to complete repairs of major problems, such as water spots on 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 you to please let these repairs be completed when detected. We will try not to inconvenience you as much as possible.

The Beach House has weekly activities in which you are welcome to participate. Please pick up a weekly activity calendar at check-in.

If you need additional information regarding activities here on the Grand Strand, you can either call 1-800-356-3016 or visit www.visitmyrtlebeach.com, the Myrtle Beach Chamber of Commerce website. The front office staff at the Beach House will also be glad to assist you.

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

Betty and Staff



**2010-2011
OCEAN FOREST COLONY
WINTER
ACTIVITY
CALENDAR**

2010	Week	Saturday to Saturday	
W	1	01/02/10	01/09/10
BLUE	2	01/09/10	01/16/10
	3	01/16/10	01/23/10
	4	01/23/10	01/30/10
	5	01/30/10	02/06/10
WHITE	6	02/06/10	02/13/10
	7	02/13/10	02/20/10
	8	02/20/10	02/27/10
	9	02/27/10	03/06/10
RED	10	03/06/10	03/13/10
	11	03/13/10	03/20/10
	12	03/20/10	03/27/10
	13	03/27/10	04/03/10
	14	04/03/10	04/10/10
	15	04/10/10	04/17/10
	16	04/17/10	04/24/10
	17	04/24/10	05/01/10
	18	05/01/10	05/08/10
	19	05/08/10	05/15/10
	20	05/15/10	05/22/10
	21	05/22/10	05/29/10
	22	05/29/10	06/05/10
	23	06/05/10	06/12/10
	24	06/12/10	06/19/10
	25	06/19/10	06/26/10
	26	06/26/10	07/03/10
	27	07/03/10	07/10/10
	28	07/10/10	07/17/10
	29	07/17/10	07/24/10
	30	07/24/10	07/31/10
	31	07/31/10	08/07/10
	32	08/07/10	08/14/10
	33	08/14/10	08/21/10
	34	08/21/10	08/28/10
	35	08/28/10	09/04/10
36	09/04/10	09/11/10	
37	09/11/10	09/18/10	
38	09/18/10	09/25/10	
39	09/25/10	10/02/10	
40	10/02/10	10/09/10	
41	10/09/10	10/16/10	
42	10/16/10	10/23/10	
43	10/23/10	10/30/10	
44	10/30/10	11/06/10	
W	45	11/06/10	11/13/10
R	46	11/13/10	11/20/10
W	47	11/20/10	11/27/10
	48	11/27/10	12/04/10
B	49	12/04/10	12/11/10
	50	12/11/10	12/18/10
RED	51	12/18/10	12/25/10
	52	12/25/10	01/01/11
	53		

OCEAN FOREST COLONY 2010 APPROVED BUDGET

	<i>Total 2010 Budget</i>
Operating Revenue	
Maintenance Fee Billing	\$ 330,389
Allowance for Uncollectable Fees	\$ (47,907)
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	\$ 100
Miscellaneous	\$ 150
Gross Operating Revenue	\$ 289,282
Transfer Funding to Reserve	\$ 51,550
Total Deductions from Gross	\$ 51,550
Net Operating Revenue	\$ 237,732
Utility Expense	
Electricity - Units	\$ 14,200
Electricity - Laundry	\$ 2,347
Telephone	\$ 6,752
Water & Sewer	\$ 4,575
Cable TV	\$ 3,165
Total Utility Expense	\$ 31,039
Housekeeping Expense	
Contract Laundry Service	\$ 11,300
Linen Purchases	\$ 1,950
Room Purchases	\$ 3,100
Contract Housekeeping Service	\$ 36,600
Total Housekeeping Expense	\$ 52,950
Maintenance Expenses	
Pool Maintenance & Repair	\$ 3,076
Pool Supplies	\$ 2,615
Building Maintenance	\$ 15,800
Contract Maintenance/ Bellman	\$ 17,836
Yards & Grounds Maintenance	\$ 1,620
Total Maintenance Expenses	\$ 40,947

	<i>Total 2010 Budget</i>
Administration and General Expenses	
Management Fees	\$ 28,688
Accounting	\$ 4,314
Data Processing	\$ 4,314
Outside Accounting/Audit	\$ 2,000
Board of Directors/Annual Expense	\$ 1,100
Newsletter	\$ 475
Postage	\$ 1,500
Bank Charges	\$ 200
Office Supplies	\$ 550
Legal Fees	\$ 2,950
Printing	\$ 800
Taxes and Licenses	\$ 400
Lockbox Charges	\$ 210
Dues and Subscriptions	\$ 268
Administrative Services (Beach House)	\$ 4,596
Mileage Costs	\$ 177
Miscellaneous	\$ 200
Total Administrative Expense	\$ 52,742
Leases and Contracts	
Exterminating	\$ 1,565
Refuse Collection	\$ 1,959
Property Taxes - Real Estate	\$ 21,570
General Insurance	\$ 34,460
Federal & State Income Tax	\$ 500
Total Leases and Contracts	\$ 60,054
Total Operating Expense	\$ 237,732
Net Operating Income	\$ -

2010 Maintenance Per Week	\$ 540.00
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Board Members for Ocean Forest Colony

Elected officers for 2009 - 2010

President – Thomas (Tommy) Ervin

Vice President – Horace Porter

Secretary – Samuel (Cortez) Owens

Treasurer – William (Bill) Brown

Director – Richard Anderson

*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*

In Appreciation

On behalf of the Association, the Board of Directors would like to express appreciation to Mr. William (Bill) Sheltman, who served as the President of the Association for many years. Mr. Sheltman resigned his position at the Annual Meeting in October.

We appreciate Bill's achievements on behalf of our Board and Association. We acknowledge his contributions and are thankful for his talents and support freely given for the benefit of the resort and the betterment of all.

Mr. Sheltman was presented a plaque and proclamation of appreciation from the homeowners at the October Board meeting.

Bill, we wish you well and will look forward to seeing you when you vacation at the resort.

Elevator Survey Results

The Board wishes to thank each of you who took the time to complete the survey and express your interest and concerns in the installation of an elevator at the property.

We received many positive responses and we all feel that an elevator would certainly make arrival and departure easier for everyone.

The Board has tabled the issue for now due to the economic situation that we know everyone is experiencing at the present.

We have agreed that we will keep the need in mind and re-visit the possibility in the future.



Something You Should Know from Owner Services



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".



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. And remember to ask about your owner discount when inquiring.

Owner Services Deed Transfers

If you have sold your timeshare week, please make sure that we receive the new owner information we need to change the Homeowners' Association ownership records. We require two items in order to change the records:

- A copy of the deed recorded (with a book/page and date stamp) at the Horry County Courthouse.
- A check for \$32.00 for a deed transfer fee.

You may have an attorney prepare the deed or record the deed yourself; we do not provide legal services. We also need the new owner's billing address, telephone number and usage year. You may contact the Register of Deeds at Horry County at 843-915-5000 or 1310 Second Ave., Conway, SC 29526. For more information visit their website at:

www.horrycounty.org.



RCI

We receive many calls from owners regarding RCI banking or Points. RCI is a separate organization that you may join as a timeshare owner. You may visit their website at www.rci.com or you may contact a Weeks Assistant at 800-338-7777 or a Points Assistant at 877-968-7476. Please do not call Defender Resorts for information on your RCI membership.

Updating Technology to Benefit our Timeshare Owners

Coming Soon

On-Line Account Services will be available to Ocean Forest Colony Owners by next summer. You will be able to set up a user name and password and have the convenience of online bill pay and the ability to update email and physical address information and phone numbers.