

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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To the Owners of Ocean Forest Colony,

After a long cold and snowy winter, spring has finally arrived. Flowers are blooming, grass has turned green and the birds are singing. It's now time to start thinking about vacations and summer activities.

Good things are happening at your Ocean Forest Colony! All of the yearly maintenance has been completed for each unit. The painting and waterproofing of the building has been completed and it looks great. Look for the extra perks you will find when you enter the unit this year. The laundry room has been completely renovated including a new washer and dryer. Check it out!


The Board of Directors continues to work closely with Defender to keep your resort updated and in excellent condition for your vacation enjoyment. Defender, with their long-term experience, continues to work to ensure the long-term stability of the building.

Have an enjoyable and safe summer.

Tommy Ervin,
 President of Ocean Forest Colony Board of Directors

Owner Discounts Available on Rentals At Ocean Forest Colony

Call today for information





CALL FOR NOMINATION:

Please find on page five (5) 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 responsibility encompasses 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

2011 Interval Calendar

2011	Week	Saturday to Saturday	
W	1	01/01/11	01/08/11
BLUE	2	01/08/11	01/15/11
	3	01/15/11	01/22/11
WHITE	4	01/22/11	01/29/11
	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
RED	12	03/19/11	03/26/11
	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
R	46	11/12/11	11/19/11
W	47	11/19/11	11/26/11
	48	11/26/11	12/03/11
B	49	12/03/11	12/10/11
	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
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 to advise the Board of their interest by providing the following information:

This form must be received no later than July 30, 2010.

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



With the arrival of the summer season; we are anxious to extend our Ocean Forest Colony Hospitality with pride. Much has been done over the last few years, and we are enjoying happy faces of our owners and guest as they look around at all the progress.

Some of the projects completed this past year are listed below:

LAUNDRY ROOM:

- The maintenance staff built and installed a table for folding laundry.
- The hot water heater was enclosed with plywood for more "curb appeal".
- A window was installed over the washer & dryer for better ventilation in the room.
- A vent was cut into the entrance door for better ventilation.
- Indoor/Outdoor carpet was installed.
- Walls and ceiling were repainted.
- New washer and dryer installed.

UNITS: The following items have been completed within the units:

- New faucets in the tub and vanity.
- The wallpaper in both bathrooms has been removed and the walls caulked and painted.
- The loose crown molding around the ceiling has been repaired and painted.
- Rusted and pitted towel bars and shower rods have been replaced.
- Bathroom exhaust fans have been cleaned and new covers installed.
- Several interior doors ,which had small holes from door stops, have been repaired.
- Air Handler coils has been cleaned.
- Cabinets painted and new hinges installed.
- The duct vents were moved in both bedrooms approximately 3 feet from present location to help solve the problem with condensation. This has been the source of the on-going problem with the paneling rippling; also the panelin was replaced.
- Shoe molding was installed around the base of both tubs.
- All ceiling stains were treated and painted.

All of the projects above were completed within the Operating Budget.

BUILDING AND GROUNDS:

The building just received a fresh coat of paint; along with the replacement of ocean front window framing, and all areas re-caulked.

We look forward to seeing you on your next visit. Have A Safe Trip!

Betty and the Gang



Regional Director of Operations' Notes

It's hard to believe that another busy summer season is just around the corner already, but....we are ready for it! The Management and Staff of Ocean Forest Colony has been hard at work over the "off -season" to maintain your resort and prepare for another great summer.

The Board and Management worked together to review, approve, and proceed with an exterior facelift project this Spring. The building has been power washed, painted and multiple units had deck railings & window trim replaced. It looks great and we are excited for you to see it on your next visit.

(continued on page 5)

DEFENDER REALTY'S RESALE CORNER...

To maximize the best and most usage out of your ownership, you should look at the RCI Points Program. It is a global points based vacation exchange system that gives you an immense range of planning choices. You can decide where and when to travel, how long to stay and how often to take a trip. It is the ultimate in vacation flexibility and allows its members to use their vacation ownership for more than just accommodations. Vacation the week or days you want in the size unit that you want and save the rest of your points for other travel benefits. With points you vacation when, where and in what size unit you prefer allowing your ownership to truly meet your vacations needs.

As more owners convert their week to points, weeks owners may find a reduction in inventory and therefore find it harder to get the vacation they want. We are offering a special opportunity to convert your week to points at a rock bottom discounted price. The regular price to convert your week to points is \$2,195, but for the next 30 days we are offering this special at only \$1,595. Don't miss this opportunity, call George Osborne today at (843) 249-3414 Ext. 7123 for complete details.

Note... We have red weeks 14, 18, 21, 42, 44 and 51 for only \$1995 each plus closing cost. Contact Bart Lambert at (843) 449-7484 Ext. 3393 at The Beach House for complete details.

We hope you have a great summer and if we can be of any assistance, please do not hesitate to contact us.

Frank Baker

Defender Realty, Inc.

(843) 497-6431

fbaker@defenderresorts.com



(continued from page 4)

Some friendly reminders and 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. The more money we are able to save, the more we are able to maintain your maintenance fee levels. Help us, help you!

□ 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. It is important that you advise staff of any items of concern during your stay rather than waiting until you leave. We want to be able to maintain and manage your property to the best of our ability, but "If we don't know about it, we can't fix it!"

Remember, 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!

Summer is the "off -season" for our Florida resorts, Turtle Reef Club and Ventura at Boca Raton, and they have some fantastic rental specials right now; be sure to check them out on our website and call to book your reservation today!

As always, we welcome your comments and look forward to seeing you at the beach very soon. Have a safe and wonderful summer!

Best Regards,
Pamela Cordell
Regional Director of Operations

Information from Owner Services

* **Joint Tenancy with Rights of Survivorship** *

* During the initial sale of timeshare weeks, many of the deeds were written without Joint Tenancy with Rights of Survivorship. *
* This could be the case with your deed. This oversight could cause you to experience costly probate proceedings in South *
* Carolina. This can also affect the future transfer or sale of your timeshare. *
* In order to avoid any future complications; a simple revision to your deed is needed. You may contact your personal attorney *
* to request the revision. A local attorney, Ken Moss, who is familiar with the process may be reached at 843-281-9901. *

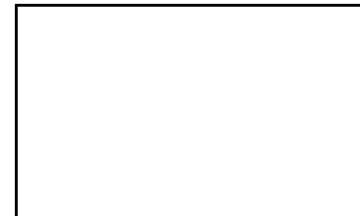
* **Rent Your Week** *

* Everyone always looks forward to their vacation, but we know sometimes it is just impossible to make it to the resort on your *
* owned week. Why not offer your unit for rent? *
* You may do so by completing the rental agreement found on the resort website at www.oceanforestcolony.com or by calling *
* the resort staff at the Beach House (843.449.7484) and requesting rental information. *

* **If You Have Moved:** *

* Please make sure that we have any new information concerning your account for the homeowners' association database. *
* This will ensure that you continue to receive mailings from the Association. 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 by *
* calling the front desk staff at the Beach House (843.449.7484) and they can record your new address. There is also a place on *
* the main page at www.defenderresorts.com to "Email Us" your information. *

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



Return Service Requested

NEWSLETTER

*Professionally managed by:
Defender Resorts, Inc.*