



President's Message



Dear Ocean High Owners,

Most likely, you will be reading this newsletter well into the New Year, but let me take this opportunity, on behalf of the Board of Directors, to wish everyone all the best in 2011.

The beginning of 2011 will see us completing the renovation of units 1-10. This stage of the renovation is running a lot smoother than before. I think we all have learned a lot about taking on a project of this size. Like before, we are using this time with a building down to complete maintenance projects where we can (more about this will be in the Property Manager's report.)

By now you are aware that the Board has exercised the fourth year option to complete the renovations in the latter part of 2011. It was not a decision made lightly or without notice of the sacrificing on the owners' part. We appreciate all that the owners do to help us to complete the renovations on time, and as a Board, we work to keep the project on budget.

With all of the improvements that have been and continue to be made at Ocean High, maintaining the resort continues to be a top priority. We can see the positive improvement in the ratings from RCI. I recently received a letter from RCI stating that Ocean High has met or exceeded their scoring in the categories of Resort Maintenance, Unit Maintenance and Housekeeping. This is a clear sign that the policies and maintenance schedules that are in place are working, and that visitors, those that trade into or renters, as well as owners are taking notice of the improvements.

That is why this year the Board will take a hard look at adequately funding of the Reserve fund. All of the improvements undertaken at Ocean High need to be maintained to stay that way. There will be additional details about the Reserve fund in the coming months as we are putting this information together.

It is also our desire to keep the owners informed of what is going on at Ocean High. Ms. Wanda Young has set up an owners' email list for us. Mr. Van Rouse is taking over the OceanHigh.org website. You will find information about how to sign up and where to find the website in this newsletter. I urge you to visit website and/or sign-up for the email. Both the email and website will allow owners to offer suggestions they may have to improve Ocean High. The Board does read all of the suggestions and discusses the implementation of many of those ideas.

If at any time you have a question or concern about Ocean High, please feel free to contact myself, any Board member or Jennifer Lindenberger at the Ocean High Office.

Thank you
Jeff DeVanzo, Board President

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Important Meeting Dates

- Board of Directors—January 22 at 11:00am at Ocean High
- Board of Directors—April 9 Float week lottery at 11:00am; Board Meeting at 1:00pm at Ocean High
- Board of Directors—July 9 at 1:00pm in the Church Fellowship Hall , First Baptist Church of St. Charles, Waldorf, MD
- Annual Meeting of Member—Place and time TBD

Owners are welcome to attend any regular Board Meeting. Board Meeting Agendas are available by email prior to the meeting. If you would like a copy emailed to you please contact the Board President @ jdevanzo@jhmi.edu prior to the meeting. Since meeting times and locations are subject to change, please contact our Property Manager in advance of the meeting to reconfirm the exact time and location.



Ocean High Board of Directors (2011)

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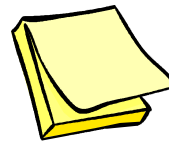
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Contact any member above if you have questions or concerns. Keep in mind, all Board Members are owners too. We strive to make Ocean High a better vacation community for all of us. When emailing a member, please put Ocean High in the subject line and give us your name along with unit and week numbers.

Visit us at www.oceanhigh.org



Regional Directors Notes

The renovations at Ocean High are going well. The renovations include:

- Replacement of all siding.
- Replacement of all windows, sliding glass doors and exterior doors.
- Replacement of all balconies, stairs and railings leading into the units.
- Wallpaper removal, units freshly painted.
- Installation of floor joist supports.
- Installation of vapor barrier in crawl spaces.

The Bay Building (units 1-10) is under construction this winter and will re-open in April. Last winter the Canal Building (units 23-34) was completed, and it looks beautiful. The Poolside Building (units 11-22) will be completed winter 2011-2012.

Johnny Tramel,
Regional Director of Operations

"Send us your E-Mail address"

One of our owners, Ms. Wanda Young, will be developing a list of e-mail addresses of all owners. Your inclusion is voluntary. This compilation can be very useful and will be available to all owners. I encourage you to register your address by sending it to: OceanHighMail@AOL.Com. Mr. Van Rouse is updating our website www.oceanhigh.org and will have additional information about Ocean High and other activities in Ocean City.





General Manager's Corner

The staff at Ocean High has been working hard all year to improve the condition of all units on the property and it shows.

The sleeper sofas and love seats have been replaced in all units. As of December 2010 all of the beds on the property have been replaced. We have replaced many large appliances and continue to make sure they are in good working order.

All small appliances have been replaced on the property, including vacuum cleaners. Our housekeeping staff, Vangie Keaton and Becky Schaffer, has done a great job in making sure the interiors of the units are clean and that the kitchens are fully stocked with supplies before check-in each week.

Our Maintenance Manager, Mike Gibbons, and maintenance man, Mike Busch, have been working diligently to improve the quality of maintenance on the property. Some of the completed projects include:

- Installation of ceiling fans in the master bedrooms in units 11-34.
- Installation of a second television in the master bedroom of all units
- All units now have a DVD player.
- The pool is in great shape and the deck around the pool has been painted.
- The deck around the office and pool has been stained, including a yellow caution line at step off areas.
- The picnic table outside the pool has been replaced and we have two new benches outside the pool area.
- The flower box outside of the pool area is nicely landscaped and the Ocean High sign has been replaced.
- Chandeliers have been installed in the dining areas in units 1-10.
- The seals popped in the doors, and the glass had turned white in units 11, 13, 15, 19, 21 & 22. That glass has been replaced.
- Some of the windows in the pool area had seals pop and white glass. Those windows have been replaced.

Unit improvement projects planned for this winter include:

- Sanding and repainting all coffee tables, end tables & dining room tables.
- Installing water lines in kitchens for ice makers and hooking them up.
- The emergency water shut off valves for each unit are being moved from underneath the buildings to the laundry closets in each unit.

Each employee at Ocean High takes pride in the job they do, and they take great care of the property. We have a great team!

I welcome any questions, comments and suggestions from our owners. Please call or email me and I will be happy to correspond. Emails may be sent to jlindenberger@defenderresorts.com, or you may call the office at 410-520-0003.

Jennifer Lindenberger, General Manager, Ocean High



Congratulations

Ocean High receives the Hospitality award from RCI. We appreciate the efforts of the resort staff and the Management Company in working to make this achievement happen. This is a plus for the resort and for its owners.

FUN

Upcoming Events in Ocean City 2011

FUN

- 2-18-11 to 2-20-11 Seaside Boat Show
- 3-12-11 Area III Handbell Ringers Spring Festival
- 3-12-11 St. Patrick's Day Parade
- 3-18-11 to 3-20-11 Home, Condo & Garden Show
- 3-18-11 to 3-20-11 Home, Condo & Garden Art & Craft Fair
- 3-20-11 Spring Concert-Mid-Atlantic Symphony
- 4-08-11 to 4-10-11 Gem, Mineral & Jewelry Show
- 4-14-11 Annual Hooked Rug Exhibit
- 4-22-11 to 4-23-11 Easter Art & Craft Fair
- 4-22-11 to 4-23-11 Easter Kids Fair
- 4-22-11 Good Friday Cross Walk
- 4-23-11 Spring Celebration, Berlin, MD
- 4-29-11 to 5-01-11 Ward World Championship Wildfowl Carving Competition and Art Festival
- 4-29-11 to 4-30-11 Sweet Adelines Convention & Competition
- 4-30-11 Board Walkin' for Pets
- 5-01-11 Mid-Atlantic Symphony-Season Finale
- 5-05-11 to 5-08-11 Springfest
- 5-07-11 Berlin Blues & Jazz Bash
- 5-13-11 to 5-14-11 Festivals of Music
- 5-19-11 to 5-22-11 Crusin' Ocean City
- 5-21-11 Spring Car Cruise
- 5-28-11 to 5-29-11 Spring Arts and Crafts Show

FUN

Please visit www.ococean for complete details of these events.

FUN

Some things you should know.



Pay Your Maintenance Fee with Monthly Draft Payments

If you are interested in paying your maintenance fees by ACH Draft from your checking or savings account, please contact the resort to request more information.



Deed Information

A deed is a legal document filed with the county to record you as the legal owner of a property. You legally own this property until a deed is prepared and recorded at the county to transfer ownership. Your resort and management company can only change ownership information with a clocked, recorded deed. If you have questions, please contact the resort.



Frequently Asked Questions



Many of your questions about your timeshare week can be answered by visiting the Defender Resorts website at www.defenderresorts.com and clicking on FAQs on the Home Page.

DEFENDER REALTY'S RESALE CORNER...

Seller Beware!!

We receive calls on a regular basis from owners and their friends that have been scammed with regards to selling their timeshare week. They ask us questions like: Should they pay someone to take their week off their hands? Or the caller has a buyer that will pay "high dollars" for their timeshare week. Or the caller tells them they can donate it to a charity for a small transaction fee and they find out that transaction fee is not small. We recently received a call from a lady that is a friend of one of our owners. She does not own with us and said she was in her late 70's and was asking for help in something she got involved with. Her husband had passed away and she wanted to get rid of her week that they own at a resort in Georgia. A company called her and invited her to a presentation in her hometown. After a number of phone calls she attended this presentation and fell for the scam. They told her they would take her week off her hands for \$3500 and transfer the deed to them. After a number of hours at the presentation she gave in and gave them the money. She said now she really feels foolish for doing that, but at the time just did not want to go back to the resort that she and her husband owned at. In late November of this year she received her maintenance bill from her home resort. Of course she called the resorts and told them the story and they told her she still owns the week. She has tried calling the company that she gave the money to and the number is not in service. What this says to all of us is "if it sounds too good to be true, it probably is a scam".

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P.O. BOX 878
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Return Service Requested



NEWSLETTER

*Professionally managed
by: Defender Resorts, Inc.*