



June 2011

Ocean City, MD

*A Newsletter for the Homeowners of The Quarters*

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*Ramblings and Writings*

As the summer season approaches, we look forward to seeing Quarters owners and guests enjoying their stay at the Quarters. (Their home away from home.)

If your unit is not available when you arrive, please be patient, as the cleaners have all 27 units to clean in a short time. Check-out is at 10:00 AM for RCI and renters and 12 noon for owners. This allows the cleaners to get an early start on some units.

This is the 6<sup>th</sup> consecutive year maintenance fees will remain \$850.00 per quarter. The \$100.00 per month reserve funding will continue through 2012 to 2013.

Exterior work on the building and grounds will continue in the fall. This work consists of the garage ceiling and any work to be completed in this area. *(continued on page 3)*

!!!!Owner Be Aware!!!!

**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. Your Board and Management care and have recently witnessed an increase in owners who have been 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 and 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 Quarters at 410.250.3766 BEFORE ACTING ON ANY OFFER.**

## Events for Ocean City, Maryland

Ocean City events can be found at : [www.ococean.com](http://www.ococean.com).

### June

June 4-6 Ride Across Maryland

June 11-12 OC Car & Truck Show

June 11-12 The 31<sup>st</sup> Annual Mid-Atlantic Classic Chevy Festival

June 11-12 Ocean City Air Show

June 18-19 Ocean City Arts Alive



### July

July 4 - Fourth of July Celebration Up-town and Downtown

July 15-17 OC Tuna Tournament



### August

August 8-12 White Marlin Open

August 12-14 Worcester County Fair

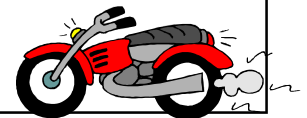


### September

September 2-4 Labor Day Arts & Craft Festival

September 15-18 Ocean City Bike Week

September 22-25 SUNFEST 2011



### October

October 6-9 Annual Endless Summer Cruisin'



### Housekeeping

and

### Maintenance



While staying at the resort, please be sure to provide any housekeeping or maintenance concerns to the Front Desk Staff, so we can generate a work order and track it until completion. Let us know if you want us to wait until you are out, but remember, "if we don't know about it, we can't fix it."

*(Ramblings and Writings continued from page 1)*

**The problem of the water pressure in the higher units is being addressed and hopefully, will be resolved in the near future. We have to be careful not to do any damage to the existing pipes.**

**We have replaced all the TVs in the living room and master bedroom with flat screens TVs, and a TV has been added to the guest bedroom.**

**The living room and dining room furniture has been ordered and will be replaced the second week of May 2011. Hopefully this furniture will serve us well for many years. We, as a Board, ask everyone to report any abuse to any of the units inside and out (this includes the pool area).**

**We, as Board Members, want to thank everyone for their patience through-out the years during this huge renovation we encountered. Hopefully, we can continue to up-grade the interior of the building and also the exterior, to keep it up to our high standards.**

**Thanks to everyone & Enjoy your summer.  
William Novak, President, & The Board of Directors**

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★ **DEFENDER REALTY'S RESALE CORNER...** ★

★ I will start by letting you know that Don Stickle is no longer employed with Defender though he will always be a member of the family. He made a decision to move to New Orleans and is now living there. Don lived in New Orleans many years ago and has always wanted to return. He told me he loved that city, and he was not getting any younger, and now was the time to make the move. He will certainly be missed by Defender and all the owners he served. ★

★ We are excited to introduce you to Mr. Isaac Henry. Isaac has many years of experience in our industry and has a great smiling personality. He has been very active in civic organizations and will be an asset to Defender and The Quarters owners. He lives in the Ocean Pines area with his better half and two daughters. You will be seeing Isaac at the resort, so stop and introduce yourself and make him feel welcome. ★

★ Though the economy still isn't where any of us want it to be, now is THE time to purchase. We have some very motivated sellers that are offering their quarter shares at unheard of rock bottom prices. I think I am pretty accurate in saying that over the years, Defender has probably sold more quarter shares than any other real estate company. We do a tremendous amount of marketing in both print and Internet and it pays off. If you are consider purchasing or selling, please contact Isaac first at (410) 524-8452 or e-mail him at [ihenry@defenderresorts.com](mailto:ihenry@defenderresorts.com) and he will be happy to assist you. ★

★ Have a wonderful upcoming summer, 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  
★



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**Regional Director of Operations Notes**

The warm weather appears to be just around the corner. Mark has filled the pool and is working on getting the water chemicals balanced and ready for use.

The pool deck is ready for lounging, and the pool should be ready for swimming by May 14.

Most of you have seen the new flat screen televisions in the living room and master bedroom by now. Carpet installation continued this winter for six more units and ten more units were painted. The parking area has been paved and some changes were made to the garage ceiling prior to the removal of the current ceiling system this fall.

New furniture for the living room and dining room is scheduled for delivery on Wednesday, May 11, and Thursday, May 12. The old furniture will be removed on Monday and Tuesday prior to the installation.

We look forward to seeing each of you this summer and hearing your comments of the improvements.

Johnny Tramel, Regional Director

We are excited for everyone to finally see the newly updated Living Rooms and Dining Rooms that were designed by Bethany Resort Furnishings. We hope you were not too inconvenienced during the transition. We hope you enjoy the new decor on your next visit to The Quarters!

Debbie Lemmerman  
Chairman of Board of Directors  
Decorating Committee

**2010 Property taxes-\$504.10 per quarter.**

**2011 Property Taxes information has not been received at the publication of this newsletter. You may contact the office after July 1st to find out what they will be for 2011.**

2012			
	Week	Dates	
C	1	01/06/12	01/13/12
D	2	01/13/12	01/20/12
A	3	01/20/12	01/27/12
B	4	01/27/12	02/03/12
D	5	02/03/12	02/10/12
D	6	02/10/12	02/17/12
A	7	02/17/12	02/24/12
A	8	02/24/12	03/02/12
B	9	03/02/12	03/09/12
B	10	03/09/12	03/16/12
C	11	03/16/12	03/23/12
C	12	03/23/12	03/30/12
D	13	03/30/12	04/06/12
D	14	04/06/12	04/13/12
A	15	04/13/12	04/20/12
A	16	04/20/12	04/27/12
B	17	04/27/12	05/04/12
B	18	05/04/12	05/11/12
C	19	05/11/12	05/18/12
C	20	05/18/12	05/25/12
D	21	05/25/12	06/01/12
D	22	06/01/12	06/08/12
A	23	06/08/12	06/15/12
A	24	06/15/12	06/22/12
B	25	06/22/12	06/29/12
B	26	06/29/12	07/06/12
C	27	07/06/12	07/13/12
C	28	07/13/12	07/20/12
D	29	07/20/12	07/27/12
D	30	07/27/12	08/03/12
A	31	08/03/12	08/10/12
A	32	08/10/12	08/17/12
B	33	08/17/12	08/24/12
B	34	08/24/12	08/31/12
C	35	08/31/12	09/07/12
C	36	09/07/12	09/14/12
D	37	09/14/12	09/21/12
D	38	09/21/12	09/28/12
A	39	09/28/12	10/05/12
A	40	10/05/12	10/12/12
B	41	10/12/12	10/19/12
B	42	10/19/12	10/26/12
C	43	10/26/12	11/02/12
C	44	11/02/12	11/09/12
D	45	11/09/12	11/16/12
D	46	11/16/12	11/23/12
A	47	11/23/12	11/30/12
A	48	11/30/12	12/07/12
<b>B</b>	<b>49</b>	<b>Maintenance Week</b>	
<b>B</b>	<b>50</b>		
C	51	12/21/12	12/28/12
C	52	12/28/12	01/04/13

# THE **Q**UARTERS

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O c e a n C i t y

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May 31, 2011

Dear Quarters Owners,

The Quarters Board of Directors has requested that owners who may be interested in serving their Association as a member of the Board of Directors advise the Board by utilizing the Board of Directors Nomination Application Form provided on the reverse side of this letter. The Board of Directors meets approximately four (4) times a year.

For the year 2011, there are three (3) incumbent seats that will be up for election. The three Board Members have agreed to stand for re-election. The length of term for these seats will be three (3) years each. These seats will be filled by vote of the membership at the Annual meeting.

The Board will review the Nomination Application Forms and choose a maximum of six (6) candidates. Their biographies will be included in the Notice of Annual Meeting, along with a proxy form bearing their names.

We need owners with the interest, time and willingness to work for The Quarters on a volunteer basis. If you feel you can make a contribution, become involved. If you are interested in serving the Association as a Board member, please return the completed Nomination Application Form by July 15, 2011. Mail to: Attn: The Quarters, C/O Defender Resorts, PO Box 3849, Myrtle Beach, SC 29578. A return envelope has been provided for your convenience.

Thank you

Very truly yours,

The Quarters  
Board of Directors

**THE QUARTERS-OCEAN CITY  
BOARD OF DIRECTORS  
NOMINATION APPLICATION FORM**

The Quarters Condominium Association Board of Directors requests 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. There will be three (3) seats open on the Board this year with three (3) members standing for re-election. The Board will review the applications and select no more than six (6) individuals to be on the ballot for voting purposes. **This form must be received no later than July 15, 2011.**

Name: \_\_\_\_\_

Telephone: \_\_\_\_\_

Unit/Week(s) Owned: \_\_\_\_\_

Phase \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Education: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**1. What do you consider to be three (3) goals for your Association?**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**2. What do you feel you will contribute to these goals if you are elected to the Board?**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Signature:* \_\_\_\_\_ *Date:* \_\_\_\_\_

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

Mail to: Attn.: The Quarters – C/O Defender Resorts, PO Box 3849, Myrtle Beach, SC 29578.