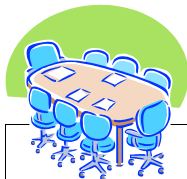




Country Club Villas

A NEWSLETTER FOR HOMEOWNERS OF COUNTRY CLUB VILLAS



FROM THE BOARD ROOM.....

In these times when we all look for positives wherever we can find them, you can feel good about your ownership at Country Club Villas.

Our resort physical plant is in a well-maintained state. Your Board of Directors is stable and has years of experience in handling the affairs of the resort. We also have an excellent management company, SPM Resorts, Inc., managing our property on a day-to-day basis.

Maintenance fee increases are kept to a minimum and only applied, as needed, for costs that are affected by inflationary adjustments and for funding our Reserve for Replacement Account (budget).

Believe it or not, it has been nine (9) years since we began the special project to revamp our resort, and your Board is currently looking at several options to renew the unit interiors. A unit-by-unit survey has been conducted in order to determine the needs of each unit, and your Board is determined to meet these needs without a special assessment.

You can be sure that your Board is committed to making our resort a place you can be proud to recommend to friends, invite family and friends to visit, to trade into excellent exchange properties, and to enjoy your annual vacation experience.

This is also a great time for you, and your family and friends, to purchase available CCV weeks at great prices. There are currently weeks available during most times of the year: high red, red, blue and white seasons. If you are interested in purchasing a week, you may contact Ivey Ridders at our resort office for dates and prices.

Enjoy your vacation experience this year, and, on behalf of the entire Board, we look forward to seeing you at Country Club Villas!

Jim Temple, President
Country Club Villas Homeowners' Association

2009 ANNUAL MEETING REVIEW

The Annual Meeting for the Country Club Villas Homeowners' Association, Inc. was held at The Seamist Conference Center on Saturday, January 24, 2009.

Board President Charlie Edmonds called the meeting to order at 10:00 a.m. Board Secretary John Stoudenmire verified that a quorum had been achieved. The minutes from the January 26, 2008 Annual Meeting were offered for review and unanimously approved as amended.

Board Treasurer Gene Ridenhour reviewed the 2008 accomplishments noting that the resort had regained RCI's Silver Crown status, wireless internet was accessible throughout the resort, upgrades were made to the resort's lighting and signage, and new deck and pool furniture had been added. Mr. Ridenhour then gave a brief overview of the Association's financial position, in which he reported that the Association's 2008 Collection Ratio had decreased slightly compared to 2007. He stated that the Board and Management became aware of probable Revenue shortfalls early in the year, and therefore, offset the Operating shortfall by way of savings in Operating expenses, whenever possible. The Association finished the year with an Operating surplus of \$1,847.

During the Election of Directors, Mr. Edmonds stated that his term, as well as the term of Vice President Jim Temple, would expire at the meeting; both agreed to serve if re-elected. A Call for Nominations by Mr. Edmonds yielded no nominations. A motion was made and carried unanimously to re-elect the current Board Members by acclamation.

Lanse McColl, Regional Vice President of Operations for SPM Resorts, Inc. presented the 2009 Budget during which he reviewed the Association's Operating Revenue and Expenses. He noted that the Board and Management would remain as conservative as possible in regards to 2009 Revenue, and also that expense control would be one of the main goals. In reviewing 2009 Reserve Projects, he noted that the two main projects for the year would be the continuation of the deck replacement project and the completion of the deck furniture replacement project.

Under Old Business and New Business, the Board and Management addressed various questions posed by the ownership.

As there was no other business brought before the Board, the meeting adjourned at 11:42 a.m.



COUNTRY CLUB VILLAS GIVES BACK!

In an effort to give back to the community, we are happy to announce that Country Club Villas has entered into a partnership with the Sharing Precious Memories Foundation. Sharing Precious Memories Foundation is a not-for-profit organization, in alliance with other children's charities, including the Ronald McDonald House Charities of Columbia and Ronald McDonald House Charities of the Carolinas. As a result of this partnership, our Association is able to give back, by allowing some of our available HOA inventory, which generally sits unoccupied in off peak time, to be used by families in need.

This program enables our Association to provide a one-week vacation experience to families who, because of an unexpected medical crisis, cannot afford the same opportunities as our resort families. We, as a Board, feel strongly that this program will have a positive impact on the lives of these families by giving them an opportunity to enjoy a brief respite from their daily routine surrounding the medical needs of their child.

Be assured that this program would in no way interfere with the Association's Rental Program, and owners' needs and exchanges would always take priority.

NEW RESORT WEBSITE

SPM Resorts, Inc., our management company, has launched its new website for all of the resorts it manages. Please check out the new site for Country Club Villas at WWW.SPMRESORTS.COM. From the Home Page, click on "Our Resorts", then "Myrtle Beach".

You can view pictures of the resort and property, vacation calendars and resort amenities. We also list our rental rates for your viewing. In addition, you can pay your maintenance fees online and get all of the resort's and management's contact information. Also coming soon, there will be information on the resort's blog to keep you current on all the latest happenings at the resort.

We are very pleased with the new website and invite all owners and guests to send us your comments and suggestions so that we can keep you better informed.

Have you placed your unit into the RENTAL PROGRAM? If so, please remember to call the resort two weeks prior to the check-in date to confirm the status of the rental. Every effort is made to rent the units placed into the Rental Program; however, Management cannot guarantee that your unit will be rented. If you call two weeks in advance and you find that the unit has not been rented, this will allow you to make alternate arrangements, if you wish. Thank you.



GENERAL MANAGER'S CORNER by Joy Korros

The 2009 busy season at Country Club Villas is fast approaching. The staff is gearing up and looking forward to a great year. While this year may bring many challenges, we feel that we are ready to meet them head on. The resort looks forward to seeing higher occupancy and the enthusiasm that the spring and summer weeks bring with them.

Beginning June 1st we will, once again, have a full-time Activities Director. The resort will offer water aerobics, cookouts and multiple games for children. In case you haven't visited for a while, the resort's pool area has been updated with new pool furniture, a sound system so that you can listen to all your favorite "Beach Music" and a large grill to host resort sponsored cookouts.

Other upgrades include the final addition of new patio furniture to all unit decks or patios, additional T-Fal cookware to be placed in the twenty-four remaining units, the completion of the 17th new deck replacement and the exterior painting of another five buildings.

Management is fully aware of some much-needed upgrades in many of the units. Your Board of Directors is in the process of evaluating each of the 48 units and putting together a plan to replace needed items in selected units. Many of the upgrades will take place in the very near future.

We look forward to seeing each one of you. Please stop in and say hello and introduce yourself if we haven't already met. Again, we look forward to 2009 being a wonderful year of vacations!!



Annual Maintenance Fee Payment

Are you aware that you could ease the financial burden of making your annual maintenance fee payment during the holiday season?

Your Board and Management understand that some owners have encountered financial difficulties during the current decline in the economy. That being said, we want to make all owners aware of the option to make small monthly or quarterly payments in advance of your maintenance fee due date.

For example, you know your maintenance fee payment is due in January. Let's say your annual maintenance fee payment is \$500. If you pay \$25 per month, for 10 months leading up to the due date, you would only be billed \$250 come year-end.

The point is **YOU DON'T HAVE TO WAIT** to receive your annual billing statement in order to make a payment. Management's Owner Services Department will keep track of all payments you make throughout the year and will deduct these payments from your annual statement.

Please be advised that Management is also working on an "auto draft" program wherein owners would be able to sign up for a service that allows Management to draft their bank account automatically on a monthly basis.

If you have any questions regarding your maintenance fee payment, please contact your Owner Services Representative, Kathy Dickinson, at (843) 238-5000 ext. 3081.

RESORT RULES & REGULATIONS - Please find below the revised Resort Rules and Regulations, which were approved by your Board of Directors at its January 23, 2009 Board Meeting. Your Board felt the need to revise some of the rules and regulations, based on feedback from owners and Management's recommendations. We hope that the latest revisions will enhance the vacation experience of all owners and guests. Thank you for your cooperation.



RESORT RULES & REGULATIONS

1. Maximum Occupancy Regulations are strictly enforced as follows: ONE-BEDROOM UNIT – maximum occupancy of four (4) people; TWO-BEDROOM UNIT – maximum occupancy of six (6) people; and THREE-BEDROOM UNIT – maximum occupancy of eight (8) people.
2. No owner or guest shall take possession of his/her unit earlier than 4:00 p.m. on Saturday without the express permission of the Resort Office. Entry for any reason without permission will result in a \$100.00 assessment to the owner's account.
3. Each owner/guest shall vacate his/her unit no later than 10:00 a.m. on the Saturday on which his/her period terminates. Failure to do so will result in a \$25.00 per hour fine.
4. No animals are allowed in any of the units, with the exception of registered service animals with proper documentation. Failure to comply will result in a \$200.00 assessment. Animals must be removed from the property immediately.
5. Any occupant of a unit that creates the need for additional cleaning will be charged \$250.00 for the additional cleaning.
6. No boats, trailers or commercial vans are allowed to park in the main parking lot. Additional parking can be found next to the check-in office on the gravel lot.
7. Any damage to the unit caused by moving furniture, or movement of luggage or supplies, that results in abnormal wear and tear, will be paid for by the owner/guest.
8. Owners are responsible for the actions of their children and guests.
9. No unit inventory may be removed from the unit.
10. The Management Agent, law enforcement agents and any contractor or workman authorized by the Management Agent, may enter the unit at any reasonable time for the purpose permitted under the terms of the Master Deed and By-Laws of the Association.
11. The common areas such as walkways, lawn areas and unit entrances may not be obstructed in any way by bicycles, baby carriages, swimming floats or any other items.
12. No signs may be posted.
13. No article may be hung or shaken from the doors, windows or balconies, or placed upon the windowsills or balcony railings.
14. No owner, or his/her children or guests, will permit any noise to disturb or annoy the occupants of any other unit.
15. Pool and deck chairs should not be reserved with towels for any reason. Management has the right to remove towels if left unattended for more than one hour.
16. Riding bikes, the use of roller blades, scooters or skateboards is not permitted on the balconies or pool area.
17. Bikes are to be stored in the bike rack and must be locked.
18. The feeding of birds on the property is prohibited.
19. The use of, possession of, or storage of flammable materials, such as gasoline, kerosene, naphtha, benzene, propane, fireworks to include sparklers, explosives and articles deemed extra hazardous to life, limb or property, within any unit is prohibited.
20. Lock all doors and windows when the unit is unoccupied.
21. Car passes must be displayed at all times.
22. Any complaint should be made in writing to the Resort Office.
23. Grills and/or deep fryers are not allowed on porches, on balconies or in the units.
24. All pool rules posted near the pool are to be adhered to by owners and guests



SEND US YOUR E-MAIL ADDRESS!

The Board and Management continue to solicit owners' e-mail addresses, in an effort to implement a less expensive, and quicker, form of communication with owners. We understand that not everyone has an e-mail address, but for those of you who are interested in receiving resort information electronically, PLEASE, forward your name, unit week(s) and **one** preferred e-mail address to ccvownerinfo@spmresorts.com. Please do not send any other correspondence to this e-mail address.

For those owners who have already sent their e-mail information, THANK YOU. Please feel free to do so again to ensure accuracy and also to advise of any change in your e-mail address. We hope to begin communicating with interested owners in the very near future.

We're Here For You!
Important Contact Information

BOARD OF DIRECTORS

PRESIDENT
Jim Temple

VICE PRESIDENT
Charlie Edmonds

SECRETARY
John Stoudenmire

TREASURER
Gene Ridenhour

DIRECTOR
Rick Osnoe

ALTERNATE
Lorraine Phillips

To contact the Board of Directors, please write to:

Country Club Villas Homeowners' Association
Attention: Board of Directors
1550 Fawn Vista Drive
Surfside Beach, SC 29575

YOUR MANAGEMENT TEAM

RESORT GENERAL MANAGER
Joy Korros: (843) 238-5229

SPM RESORTS' CORPORATE OFFICE
Main: (843) 238-5000
Fax: (843) 238-5001

OWNER SERVICES
Kathy Dickinson, Account Representative
Tel: (843) 238-5000 ext. 3081

OPERATIONS
Lanse McColl, Regional VP of Operations
Tel: (843) 238-5000 ext. 3090

George Selensky, VP of Corporate Operations
Tel: (843) 238-5000 ext. 3087

EXCHANGE COMPANIES
Interval International: (800) 843-8843
RCI Member Services: (800) 225-3225

NEWSLETTER



Professionally
managed by:

Country Club Villas Homeowners' Association, Inc.
1550 Fawn Vista Drive
Surfside Beach, SC 29575

