



# Country Club Villas

## A NEWSLETTER FOR HOMEOWNERS OF COUNTRY CLUB VILLAS

### GENERAL MANAGER'S CORNER

by Joy Korros

Many changes and upgrades have taken place at Country Club Villas during 2007 and the early months of 2008. If you haven't been here in a while, you are in for some nice surprises.

Upon entering Country Club Villas, you will first notice our new entrance sign, brighter and more attractive streetlights, and of course, our newly paved roads.

The pool area has a more colorful look, with bright tones of blues and yellows. The old lounge chairs have been replaced with the softer, strap-style lounge chairs. Our green table and chairs have been replaced with lively, bright colored tables and matching chairs. The two matching outside tables are now accompanied by matching umbrellas with our Country Club Villas logo. We have added an outdoor sound system, so that you can listen to your favorite "beach music", a large gas grill for larger resort activities, such as summer cookouts, and a poolside basketball goal for children and adults to enjoy.

Twenty-four units had patio/deck furniture replaced with more attractive, higher quality furniture and we hope to complete the remaining twenty-four units in 2009. Eleven decks have been replaced, with five more scheduled to be replaced in 2009.

All units will be receiving an upgrade in linens. All sheets are being upgraded from a 180 thread count to a 250 thread count. Towels are being upgraded from a 10 lb. to a 12 lb. towel. Twenty-four units will receive new T-Fal non-stick cookware, with the remaining twenty-four units to be upgraded in 2009.

Therefore, as you can see, your resort is moving forward and we intend to continue doing so. Our entire staff is excited with our new upgrades and the satisfaction these improvements are giving to our guests and owners.

We look forward to seeing you all soon!

### 2008 ANNUAL MEETING REVIEW



The Annual Meeting for the Country Club Villas Homeowners' Association, Inc. was held at The Landmark Resort on Saturday, January 26, 2008.

Board President Charlie Edmonds called the meeting to order at 10:00 a.m. Lanse McColl, Regional Vice President of Operations for SPM Resorts, Inc. verified that a quorum had been achieved. The minutes from the January 27, 2007 Annual Meeting were offered for review and unanimously approved.

Board Treasurer Gene Ridenhour reviewed the 2007 Accomplishments noting that the resort roads have been paved, as well as various other improvements made at the resort. He then gave a brief overview of the Association's financial position.

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.

Mr. McColl then presented the 2008 Budget during which he reviewed the Association's Operating Revenue and Expenses. In reviewing the Reserve Projects and Goals, he noted that Management, in conjunction with the Board of Directors, is in the planning stages of a unit refurbishment project and that two model units would be completed in 2008. A question and answer session followed.

As there was no other business brought before the Board, the meeting adjourned at 11:50 a.m.

### E-MAIL ADDRESSES

To better communicate with owners, the Association is compiling e-mail addresses of our owners that will be used to send out updates, reminders and general resort information.



If you are interested in receiving these notifications, please e-mail your name, unit week and **one** preferred e-mail address to [ccvownerinfo@spmresorts.com](mailto:ccvownerinfo@spmresorts.com). Please do not send any other correspondence to this e-mail address. Thank you.



## Unable to use your scheduled week, after all?

*Please, let us know.....*

Many weeks go unused by owners at Country Club Villas, leaving the units to sit idle for that week.

There are times when an owner would like to upgrade to a larger unit or to a unit located on a lower floor, but can't do so because those units are reserved at the time of booking. Then, when those owners arrive at the resort, they are frustrated to find that there are numerous units unoccupied, mainly due to "no-shows".

If you find that you will not be able to use your unit week, PLEASE CONTACT THE RESORT. There are several options available to you rather than to let your unit week go unused. In some cases, we are able to offer you another week during a low occupancy season. You may also be able to rent your week or exchange with RCI or II.

Management, the Board of Directors and your fellow owners would appreciate your efforts in this matter.

Thank you!

### SPECIAL WINTER RENTAL RATES FOR OWNERS

During the months of November through February, Country Club Villas offers deep discounts, of up to 40% off our normal rental rates, to all owners. The discount is offered on HOA Rentals only (Association-owned unit weeks). Unit weeks that are put up for rent by owners are not discounted, due to our commitment to best serve our owners. All owners are encouraged to take advantage of this offer. The weather during this time, on average, is still mild. And who couldn't use a peaceful, week-end getaway?!

We will continue to offer a discount of up to 20% off rentals for the remaining months, during which time our occupancy rate is much higher.

Please call the Resort Office at (843) 238-5229 to take advantage of these terrific offers!



### MYRTLE BEACH CALENDAR OF EVENTS

#### TASTE OF BROADWAY SPRING FESTIVAL @ BROADWAY AT THE BEACH

**Date/Time:** April 18<sup>th</sup> - 20<sup>th</sup> from 10:00am - 9:00pm

**Web:** [www.broadwayatthebeach.com](http://www.broadwayatthebeach.com)

#### KEY WEST MUSIC & WINE FESTIVAL @ LA BELLE AMIE VINEYARD

**Date/Time:** May 3<sup>rd</sup> from 12:00pm - 5:00pm

**Web:** [www.LaBelleAmie.com](http://www.LaBelleAmie.com)

#### MYRTLE BEACH SPRING BIKE RALLY

**Date:** May 9<sup>th</sup> - May 18<sup>th</sup>

**Web:** [www.myrtlebeachbikeweek.com](http://www.myrtlebeachbikeweek.com)

#### 27<sup>TH</sup> ANNUAL BLUE CRAB FESTIVAL IN LITTLE RIVER

**Date/Time:** May 17<sup>th</sup> - May 18<sup>th</sup> from 9:00am - 8:00pm

**Web:** [www.bluecrabfestival.org](http://www.bluecrabfestival.org)

#### SUN FUN FESTIVAL @ PLYLER PARK

**Date:** June 5<sup>th</sup> - June 9<sup>th</sup>

**Web:** [www.sunfunfestival.com](http://www.sunfunfestival.com)

#### STAR SPANGLED CELEBRATION @ BROADWAY AT THE BEACH

**Date:** June 30<sup>th</sup> - July 6<sup>th</sup>

**Web:** [www.broadwayatthebeach.com](http://www.broadwayatthebeach.com)

#### NATIONAL FATHER & SON TEAM GOLF CLASSIC

**Date/Time:** July 17<sup>th</sup> - July 18<sup>th</sup> from 8:30am - 4:30pm

**Web:** [www.fathersongolf.com](http://www.fathersongolf.com)

#### CRAFTMEN'S SUMMER CLASSIC ARTS & CRAFTS FESTIVAL

**@ The Myrtle Beach Convention Center**

**Date/Time:** August 1<sup>st</sup> - August 3<sup>rd</sup> from 10:00am - 6:00pm

**Web:** [www.craftshow.com](http://www.craftshow.com)

#### MYRTLE BEACH CAR & BIKE SHOW

**@ The Myrtle Beach Convention Center**

**Date:** August 15<sup>th</sup> - 16<sup>th</sup>

**Web:** [www.occarshow.com](http://www.occarshow.com)



## FREQUENTLY ASKED QUESTIONS ABOUT REALES

As you probably already know, your resort has a Timeshare Resale Program available to all owners. As many owners have the same questions regarding resales, we thought a Frequently Asked Questions Review would be helpful.

**Question: Why will you not accept my listing for less than \$1,000.00?**

**Answer:** Ivey Ridder and the Palmetto Marketing Team work on a commission-only basis. If sales prices are too low, we do not make enough to cover our expenses associated with the sale. If you wish to pursue other means, such as selling your week on the internet via some of the popular auction sites or through your local newspapers, you may sell your week for any price you choose.

**Question: How long will it take to sell my week?**

**Answer:** The industry average is currently three to four years. Of course, that is just an estimate. Some weeks are sold in less time and some may take longer to sell.

**Question: How do you set the priority of which weeks to sell first?**

**Answer:** The first priority is to sell weeks that the Association has obtained through foreclosures. The sale of these intervals benefits all owners, since it produces new maintenance fees. Then the priority is based on the unit type and season desired by the Purchaser. Once the Purchaser determines which type of unit and season they desire, our system will sort for that unit/season type, by price and by the age of the listing. Ivey **MUST ONLY SELL THE NEXT AVAILABLE WEEK** that shows up in the sort order.

**Question: You wouldn't accept my listing, stating it was too high. Why?**

**Answer:** Once we accept your listing, we have a contractual responsibility to attempt to sell your week. If it is listed \$2,000 to \$3,000 higher than the market price, we will not be able to sell it in a reasonable amount of time nor will we be able to get you many offers. We prefer to avoid holding your listing for a long time and certainly do not want to provide you with false hope for a quick sale. It is for these reasons that we may decide to pass on your week until market prices rise or you choose to lower your price. You are welcome to check pricing from time to time to determine if market pricing for your unit type/season has improved.

**Question: What type of listing agreement do you utilize?**

**Answer:** We use a non-exclusive listing agreement. This means we only earn a commission when we make the sale for you. Should you sell your week yourself, you simply need to inform us that it's off the market. By the way, should you sell it yourself, we can refer you to an Attorney to assist with the closing.

**Question: Are you selling any weeks?**

**Answer:** Over the last ten years, Palmetto Marketing has sold over 600 weeks. While it may take a while to sell your week, it will eventually sell.

We wish each of you the best of luck in selling your week. Please let us know if we can assist you in any way.

All of us look forward to seeing you soon on your visit to Myrtle Beach!



### *Unit Fireplaces*

After experiencing complications with some of the unit fireplaces, Management and your Board of Directors are requesting that all owners with units that contain fireplaces please refrain from using your fireplace until a complete safety inspection and evaluation is performed by professionals. Based on that evaluation and the cost involved for repairs, your Board of Directors will make the decision as to whether or not to allow continued use of unit fireplaces.

Thank you in advance for your cooperation.

**We're Here For You!**  
Important Contact Information

**BOARD OF DIRECTORS**

PRESIDENT  
Charlie Edmonds

VICE PRESIDENT  
Jim Temple

SECRETARY  
John Stoudenmire

TREASURER  
Gene Ridenhour

DIRECTOR  
Rick Osnoe

ALTERNATE  
Lorraine Reynolds

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  
Jamie Logan, Account Representative  
Tel: (843) 238-5000 x 3084

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

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

EXCHANGE COMPANIES  
Interval International: (800) 843-8843  
RCI Member Services: (800) 497-2247

**NEWSLETTER**



Professionally  
managed by:

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

