

THE OCEAN CLUB

on Smugglers Beach



SHORE LINES

NEWSLETTER FOR THE HOMEOWNERS OF THE OCEAN CLUB

November 2003

CHAIRMAN'S CORNER

Behind the Scenes – Things You Ought to Know

by A. Douglas Manning, Chairman

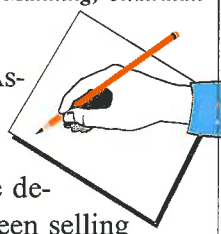
Wow! What a year - your Board is trying to make sure The Ocean Club continues to be a terrific vacation spot. The Board, SPM Resorts, Inc. (our management company) and the staff have worked hard at balancing the budget while making improvements and upgrading as much as possible.

Behind the scenes – We don't bother you with most of the behind the scenes issues unless they are serious but we have had some things going on which could effect all of us and you should know about them. The Home Owners Association (HOA – each owner

is a member of the Association) and OSI (Ocean Smugglers Incorporated – the developer that has been selling Ocean Club intervals for the past several years) are having some disagreements.

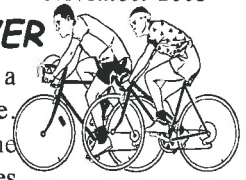
The HOA has established an on-site sales office, which is for reselling the weeks of our existing owners. OSI has sued the HOA for not allowing them to set up a sales office in the common areas of the resort. The HOA and the Board of Trustees prevailed at the original hearing and OSI's request for a pre-

(See **President** - page 2)



PEDAL POWER

Cape Cod is truly a biker's paradise. Summer and into the fall are perfect times



to take advantage of the numerous trail networks scattered throughout the region, and the relatively temperate winter climate allows the truly dedicated to ride throughout the winter. There are miles of bike paths that crisscross the Cape just waiting for the adventurous.

Let's take a look at some of the bike trails along the Cape.

The Upper Cape

The **Canal Bikeway** runs for 7-8 miles between the Bourne and Sagamore Bridges. Benches and picnic tables along the route make this the ideal spot for beginners to casual cyclists, especially families with young children.

The **Shining Sea Bikeway** runs approximately 3.5 miles and is an extremely pleasant path between Falmouth and Woods Hole. Most of this path glides through beautiful woods, marsh areas and along beaches, however, there are two street crossings to be aware of.

The Cape Cod Rail Trail follows a former railroad line for 25 miles through the towns of Dennis, Harwich, Brewster, Orleans, Eastham and Wellfleet. Its smoothly paved surface, few hills and well-marked street crossings make it ideal for cyclists. In addition, there are many opportunities to get off the trail and visit a beach.

(See **Pedal Power** - page 3)

THE INTERNAL EXCHANGE PROGRAM HAS ARRIVED!!

SPM Resorts, Inc. is pleased to announce the launch of the **SPM Express Internal Exchange Program**. This is an internal exchange program for all owners at SPM Resorts, Inc. managed properties that offers Ocean Club owners the opportunity to exchange into resorts at Myrtle Beach, Santee and Hilton Head Island, South Carolina; and Daytona Beach & Orlando, Florida.

Program highlights are:

- ✓ No Annual Membership Fee.
- ✓ Owners may exchange up to 180 days in advance of or up to 180 days following your interval arrival date.
- ✓ Owners have the ability to check availability *before* making a deposit.

(See **Internal Exchange** - page 2)

CHAIRMAN *(continued from page 1)*

liminary injunction was denied. It is expected that the Court will hear the suit later this fall and will issue its ruling shortly thereafter.

There are other issues involved and I would like to share more information with you. However, the Board of Trustees has been advised by its attorneys that we should not at this time make any further comments. We will do our best, within the limits set by our attorneys, to keep you informed of future developments.

INTERNAL EXCHANGE*(continued from page 1)*

- ✓ Owners can exchange as follows:
- An exchange within the same or to a lesser season or unit = \$79.00 per completed exchange
 - An exchange to an upgraded season or unit = \$29.00 additional per completed upgraded exchange.

As an owner at a SPM Resorts, Inc. managed resort, you can request an internal exchange at any one of our participating resorts in order to trade your vacation time, stay at a different resort and/or vacation at different times throughout the year. Simply call your resort to begin your vacation adventure! For information on the SPM Resorts, Inc. participating properties, visit our website at: www.spmresorts.com.

NEWS & NOTES

Mark Your Calendar - The Ocean Club's annual meeting will be held on Tuesday, January 13, 2004. Formal notice identifying the specific time and location of the meeting will be mailed to all owners in December. Over the years many owners have asked why the annual meeting cannot be held later in the year when the weather is more conducive to travel. Unfortunately, Ocean

FROM PALMETTO MARKETING

Sales have been great in 2003 and we believe 2004 will be even more successful. The Ocean Club market is healthy and thriving. There are still a few great opportunities for owners who would like to add an additional week here at the Ocean Club or to enjoy more travel through RCI, II or SPM Express. And remember you can get 15 additional days a year with Get Away season ownership.

**November Special
Bonus time Getaway weeks!**

Call Marilyn Eldridge Now
To Learn About This Special
(508) 398-6955

We receive many inquires about our in-house resale program at the Ocean Club. If you are considering listing your unit now or in the future here is how it works.

- Please have proof your mortgage is paid off or have your payoff information available.
- Make sure you have a deed and that all owners listed on the deed can sign the deed. If any owner can't sign the deed please let the sales rep know immediately. Remember this is deeded property just like your home so make sure you resolve any deeding issues after a divorce or death. We can refer you to an Attorney in Massachusetts if you do not already have one. If you don't have a copy of your deed you can check at <http://www.bcrd.co.barnstable.ma.us/>. You will check under your name in the Land Court selection.

- Our listing agreement is non-exclusive which means we only earn a commission if we make the sale. If you sell it through other means please let us know and we will cancel the listing. Additionally we are a commission only program and don't charge any up-front listing fees. Since we earn our money when we make the sale you remain a priority to us.
- As the unit owner you will determine the asking price. We will advise you on what the weeks are currently selling for and we do suggest that you list in that range if you need to sell quickly.
- There will be a split on the closing cost between the buyer and the seller. Your share of the closing cost will be deducted from your sales proceeds at the time of closing.

While we can't guarantee a set price or how fast your week will sell through our resale program, the likelihood for a successful sale is greater with prospective buyers right here on the property. If we can assist you with further information on your resale program call Marilyn Eldridge at (508) 398-6955.

SPECIAL NOTE

THE RESALE OFFICE WILL BE CLOSED FROM THE END OF NOVEMBER TO THE FIRST WEEK IN FEBRUARY FOR WINTER VACATION.

Club bylaws set the annual meeting for the second Tuesday of January and the date cannot be changed without amending the bylaws. Amending the bylaws is extremely difficult, if not impossible, requiring the approval of 70% of the interval owners.

Reserving Your Owner Week – Owner booking requests can be submitted up to, but not more than, one year in

advance. You do not need to wait until your 2004 maintenance fees are paid in order to book your 2004 week. For example, a Getaway season owner can book week 44 in 2004 anytime after the start of week 44 in 2003. For a one page handout of the Owner Booking Process, please call us at (508) 398 – 6955.

(See News & Notes - page 3)

MANAGER'S CORNER



Earlier this fall The Ocean Club's Board of Trustees approved a 2004 Reserve Fee of \$75 per interval. We expect this fee will generate Reserve revenues of \$192,570. The Board also approved Reserve project expenditures of \$165,780, which results in a Reserve surplus of \$26,790 for the year. The 2004 Reserve surplus will help build our Reserve Account balance and avoid future special assessments.

Now that 2003 is winding down, planning is underway for several of our 2004 Reserve projects. The most costly project on the drawing board for next year is the replacement of septic system #2, which is located in the parking lot directly behind the front lobby. In 2002, septic system #3 was replaced at a cost of \$147,000. The holding tanks, distribution boxes, and pumps that were installed last year with septic system #3 will also be serving septic system #2 (and eventually septic system #4). Therefore, the cost of our 2004 system is expected to be substantially lower. Our engineering firm is now soliciting bids and we expect work to commence during maintenance weeks in January.

The Board has approved funding to spruce up several aspects of our com-

by Fred Eberman, General Manager

mon areas. New furnishings will be acquired for our Front Lobby, Activities Center and beachfront patio. Work will continue in the pool area as we look to resurface the pool and hot tub and complete the installation of new sliding glass doors. Also, several appliances in the Activities Center kitchen are now on their last legs and will be replaced.

Our units will receive attention in 2004 also. We will continue to replace our HVAC units, our appliances (refrigerators, TV's, VCR's, and microwaves), and lamps. Last year we began replacing mattresses and bedspreads and this will continue, as well.

Bathroom refurbishment is the second most costly project to be undertaken. Last year we refurbished six bathrooms and five more are planned for this year. These bathrooms will be retiled, and new shower doors, pedestal sinks and mirrors will be installed in these bathrooms.

There are several more Reserve projects, such as hardwood floor replacement that both the Board and management would like to undertake in 2004. However, every organization is faced with budget limitations and forced to set priorities. These are the projects that rose to the top of our priority list.

NEWS & NOTES (continued from page 2)

Off Season Rentals – Starting this winter we will be offering deep discount mid-week rental rates to Ocean Club owners. These rates will only be available Sunday through Thursday nights in December, February, and March, excluding school vacation periods. If you are visiting the Cape for a midweek winter getaway, call us before booking elsewhere.

Keep Us Informed – Many owners assume that the Registry of Deeds notifies the resort when ownership of an Ocean Club interval is transferred. This is not the case. If you sell your time-share, please notify us immediately and provide a photocopy of the registered

deed identifying the new owner. This will ensure that the transition from you to the new owner is as smooth as possible.

Payment of 2004 Fees – 2004 Maintenance Fees are due by December 31, 2003, and payments can be made by cash, check or credit card (Visa, MasterCard or American Express). Please be advised that a four percent (4%) cost of using a credit card must be borne by the individual owner. In the event that you wish to pay your dues by credit card, please contact The Ocean Club office and the transaction will be processed at the resort.

PEDAL POWER (continued from page 1)

The Lower Cape

Brewster Nickerson State Park 8 mile bike path connects to the 25 mile Cape Cod Rail Trail. Biking Nickerson's trails can be difficult in spots, with several steep hills and unpaved paths. Beginners can choose a shorter path though the wooded areas.

The National Seashore Network includes the Salt Pond Trail, the Provincelands Trails and the Head of the Meadow Trail. Salt Pond and Provincelands trails are more difficult, winding over hilly terrain. Head of the Meadow is a level four-mile trail that takes you along the edge of the Salt Meadow to the Head of the Meadow Beach in Truro.

The Cape's relatively level land and low hills make it the perfect place for a biking adventure, *so pull out the bicycle, fill up your water bottle and exit from life in the fast lane.*

OCEAN CLUB ON SMUGGLERS BEACH
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BOARD OF TRUSTEES

Mr. Doug Manning, Chairman

Mr. Paul Bogosian, Vice Chairman

Dr. David Chvatal

Mr. Joe Dappal

Mr. Mark Fishbon

CELEBRATE THE SEASON



The holiday season signifies hope, faith and diversity. The holiday season is a time to open your heart, reach out to someone less fortunate and celebrate the most precious gift of all – life.

CELEBRATE WITH MUSIC

12/7 *Vienna Choir Boys*, Mashpee High School – this festive, fun and frolicsome concert is sure to spread seasonal cheer.



the day after Thanksgiving with the Christmas Tree Lighting Ceremony and continue through New Year's Eve with theatrical performances, concerts, and holiday exhibitions. *The 2003 Christmas Stroll will be held December 5-7.* Santa arrives on Saturday via a Coast Guard vessel and is escorted up Main Street in a horse-drawn carriage by the Town Crier. Children awaiting a visit with Santa are entertained by the Magical Talking Christmas Tree. Carolers and musicians in period costume stroll throughout town.

many delicious Restaurants, shop at the sales at unique shops, walk on the quiet beaches.

CELEBRATE WITH HISTORY

11/29 *Meet the Plimouth Colonists*, settlers from Plimouth Colony learn about their life & times, their first landing on Cape Cod, Cape Cod Museum of Natural History, Brewster

CELEBRATE WITH TRADITION

11/8 *Thanksgiving Celebration at the Green Briar Nature Center & Jam Kitchen*, East Sandwich. Enjoy an old-fashioned holiday with special exhibits, handcraft demonstrations, and a sampling of traditional holiday foods served in the 1903 Jam Kitchen. This year's special celebration focuses on the 100th Anniversary of the historic Green Briar Jam Kitchen.

CELEBRATE WITH LIGHT

Nov. 26-30 *Annual Lighting of the Pilgrim Monument* - 5,000 lights adorn the 255-foot monument; entertainment and refreshments. - Come to Provincetown for Thanksgiving Weekend, dine in one of the



12/6 *Victorian Christmas*, Falmouth. Stroll historic Falmouth Village and enjoy carolers, costumed Victorian characters, shopping and dining.

11/28-12/31 *Nantucket Noel Celebration* - Celebrate the 30th Annual Christmas Stroll as part of the month-long Nantucket Noel celebration. Festivities for this month-long celebration begin



12/6 *"Rockin' around the Christmas Tree;"* A 1950's Sandwich Christmas at the Thornton W. Burgess Museum, Sandwich Village. Reminisce with us as the museum brings back memories of a Christmas holiday in the fifties.



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NEWSLETTER

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THE OCEAN CLUB
on Spring Street