

FOXHUNT TOWNHOUSES

FOXHUNT TOWNHOUSES
PROPERTY OWNERS'
ASSOCIATION

MARCH 2009

NEWSLETTER

MESSAGE FROM YOUR BOARD PRESIDENT

Hello Foxhunt Property Owners!

I would like to begin by updating our owners on some of the changes made in the past year, and outline the future for Foxhunt Townhouses Property Owners' Association.



- Effective August of 2008, we have a new management company, SPM Resorts, Inc., based in Myrtle Beach, South Carolina. Currently, SPM manages twenty four resorts in the Eastern United States and St. Thomas. They have been in the timeshare management business since 1979, and have a staff of over six hundred employees. SPM is also the property management company for the Master Association.
- SPM Resorts has done a wonderful job in reshaping our maintenance program. They have assisted us in creating an on-site sales and rental program, which has already exceeded our expectations. SPM designed an accounting system to keep the Board members informed on each and every detail, along with the expenditures regarding Foxhunt. SPM provided on-site supervision of the renovation project. With the help of SPM, Foxhunt has new offices for Check-in and Owner Services. Foxhunt also has a pleasant staff waiting to greet you and eager to assist you with any of your needs at check-in, or any time throughout your stay.
- The renovation project is expected to be complete, or very close to completion, by the time you receive this newsletter. The last two buildings are currently in the final stages of renovation. For those of you who haven't been to Foxhunt and have traded your units, please come back and visit. We think you will be pleased with the new look. The units are brighter and more inviting, as is the future of Foxhunt.
- Our website is up and running and we thank Jim Barnett, Vice President, for his time in creating and maintaining our Foxhunt timeshare site: www.foxhuntsv.com.

On behalf of the Board, I want to thank each and every one of you for your support during the renovation and assessment process. As owners ourselves, your Board has felt the pain of the special assessment along with you. The Board felt it was time to return our units to the quality we all desire and expect, as well as preserving the amenities that Foxhunt has to offer. We certainly recognize the hardship placed on all of us, but support by the owners during this process, is the only reason we were able to complete the renovation project. As you are aware, maintenance fees cover ONLY normal operating expenditures of the Association, such as: electric bills, insurance, housekeeping, management services, water/sewer, etc. The maintenance fee DOES NOT COVER replacement costs for items that need to be upgraded or replaced in the future. These items include but are not limited to: roofs, decks, walkways, windows, doors, furniture, appliances, counter tops, televisions, etc. Your Board hopes to prevent special assessments in the future, through our yearly maintenance fee and by any surpluses that may build in our Operating account. Again, we thank you all for your support. The Board always tries to make decisions in the best interest of all our owners.

I express my thanks to the Board members for their time and service on behalf of the owners. The decisions made in the past year required much time, debate and consideration, so a special thanks to Jim Barnett, Vice President, Aden Sowell, Secretary/Treasurer, Tom DeCosta, Director and Richard Foster, Director, for their timely service on behalf of all the owners at Foxhunt.

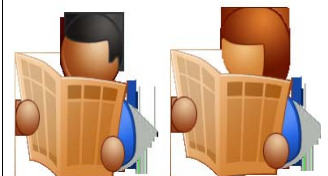
Dan Myers, President
Foxhunt Townhouses Property Owners' Association

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INSERTS:

Palmetto Marketing Letter
Foxhunt 2009 Budget Summary



GENERAL MANAGER'S CORNER

SAVING ENERGY



Your resort staff is always working to save money. Here are a few ways in which you can help:

When you leave your unit:

- Leave the air conditioner on low.
- Turn off the lights and the television.
- Close the patio/balcony doors.

You can also:

- Report any water drips to maintenance.
- Close doors and windows when using the air conditioner.
- Avoid unnecessary opening of the refrigerator door.

NO SMOKING ! 

Out of courtesy for fellow owners and guests, **please** do not smoke inside the unit. Thank you!

Hello everyone!

I would like to take this opportunity to introduce myself. My name is Jennifer Gainey, and I am the new General Manager at Foxhunt. I am very excited to have this opportunity to work for you, SPM Resorts, and the Foxhunt Board of Directors.

As most of you are aware, over the past two years, the resort undertook the refurbishment of all the units at Foxhunt. We are very happy to report that we have completed the refurbishment of all units and buildings, with the exception of Buildings 12 and 14. Work has begun on Buildings 12 and 14 and, if everything stays on schedule, completion is expected by the end of May and no later than mid-June. Our units have seen a transformation from units in need of repair, to units that all owners can be proud of.

Although we still have some ways to go with the exterior, we are hopeful that 2009 will bring new projects such as new screen doors on selected units, improvement of unit amenities and supplies, and the updating to bear proof containers.

These projects, in addition to several smaller projects, will continue to make Foxhunt Townhouses a place that you can be proud to "call home". Overseeing these projects as the General Manager, has and will continue to be a very satisfying experience. Myself, along with the Foxhunt team, look forward to continued improvements in the months and years to come.

On behalf of SPM Resorts, Inc., I would like to thank the current Board members for their time and effort on making Foxhunt a memorable vacation experience.

We would also like to invite all owners and their guests to our Tuesday Morning Meet & Greet, which is held at 9:00 a.m. at the Community Center. We can't wait to see you, so pack your bags, bring the kids and family, and spend your vacation with us at Foxhunt.

Jennifer Gainey
General Manager



HAVE YOU MOVED OR ARE YOU PLANNING TO MOVE?

Owner communication is a key element in providing you with our highest quality customer service. If you are moving or have changed your telephone number, it is important that you notify us immediately so that we can update your records. New address and/or telephone number changes can be submitted by phone (828) 743-7667 or fax to (828) 743-7668, or by mail to the resort: Foxhunt Townhouses, POA, 3065 Highway 64 East, Village Square, Suite B, Sapphire, NC 28774.



VARIOUS PAYMENT OPTIONS

Please remember, it is very important that all maintenance fees are paid by January 10th of every year. You may call the resort at (828) 743-7667 and pay by credit card or send a check to Foxhunt Townhouses, 3065 Highway 64 East, Suite B, Sapphire, NC 28774. Payments not received by January 10th result in late fees plus interest. The interest continues to accrue each month until the fees are paid in full.

We realize times are difficult for everyone due to the down fall of the economy. Please keep in mind that you don't have to wait until next January to pay your 2010 maintenance fees. Why not start paying them now? We can take partial payments until January 10, 2010. Think about sending us a monthly payment in 2009 for your 2010 fees.



QUESTIONS AND ANSWERS



I want to deposit my 2009 week or a future year week with RCI or II. What should I do? Contact the resort immediately. When you obligate your unit in advance for exchange use, you must prepay the Association fees for the applicable year(s). The resort will then verify your account as paid with the exchange company once you “deposit” your week(s).

Will the resort RENT my unit/week for me? Yes, the Homeowners’ Association will gladly assist in listing your unit/week for rental guests. A rental contract will need to be filled out, signed, and returned to the resort. All Association fees must be current before your unit/week can be placed in the rental program. It is very important to understand that no guarantees can be made as to the number of nights or the amount of money that an owner will receive as a result of possible rental. If you would like to place your unit in the rental pool, please call one of your Foxhunt Townhouses Guest Services Representatives at (828) 743-7667 Monday-Friday, 8:00 a.m. - 5:00 p.m. and they will be glad to assist you.

In the near future, we hope to have the Rental Agreement on the website so you can print the agreement yourself. Once this is accomplished, we will notify our owners.

How do we make name changes on accounts due to marriage, death, divorce, etc? Your resort account cannot be corrected until a copy of the marriage license, death certificate or divorce decree has been provided to our office. For all new owners, a copy of the registered deed along with a \$40.00 Administrative Fee is to be submitted to the resort. The address is 3065 Highway 64 East, Suite B, Sapphire, NC 28774 or contact one of our Guest Service Representatives at (828) 743-7667 or fax to (828) 743-7668. You can contact us daily between 8:00 a.m. and 5:00 p.m.

SPM RESORTS, INC. NEW WEBSITE

SPM Resorts, Inc., welcomes you to check out our new website. We hope you will enjoy the improved website. SPM Resorts takes pride in offering an up-to-date, full service site, which can help you with all your needs. With this new site, **you now have better access to view Foxhunt Townhouses POA.** Please check us out at www.spmresorts.com.



IN-ROOM INTERNET ACCESS

We are glad to inform all our owners, that we now provide cable internet service in all our units. You do not have to bring anything, (*an Ethernet cable is provided*) except your computer, in order to use this service at no cost.

E-MAIL ADDRESSES

To better communicate with our owners, the resort is compiling e-mail addresses, 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 preferred e-mail address to: jgainey@spmresorts.com.

REPORTING MAINTENANCE NEEDS DURING YOUR VISIT

We ask all guests, please do not wait until you check out to inform the office of any maintenance needs. If you do not wish to be disturbed during your stay, we will wait until you check out; however, if you don’t mind, please notify one of our Owner Services Representatives of your concerns and we will make sure that the maintenance staff take care of any issues in a timely manner.





FOXHUNT TOWNHOUSES
PROPERTY OWNERS' ASSOCIATION

FOXHUNT TOWNHOUSES
3065 HIGHWAY 64 EAST
SUITE B
SAPPHIRE, NC 28774

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PROFESSIONALLY MANAGED BY:



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WE ARE HERE FOR YOU

YOUR MANAGEMENT TEAM

Resort General Manager

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SPM Resorts, Inc. Corporate Office

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Owner Services

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cmartin@spmresorts.com

Unable to use your scheduled week? Please let us know!!!!

Many weeks go unused by owners at Foxhunt, leaving units to sit idle for that week. Often times owners may wish to exchange their unit for another unit at the resort for various reasons.

When the owners arrive at the resort, they become frustrated to find that there are numerous units unoccupied, mainly due to "no shows".

There are several options available rather than letting your week go unused. We may be able to offer another week during our low occupancy season or you may be able to rent your week or exchange with RCI or II.

If you are unable to use your unit week, PLEASE CONTACT THE RESORT.

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