



FOXHUNT TOWNHOUSES

FOXHUNT
TOWNHOUSES
PROPERTY OWNERS'
ASSOCIATION
NOVEMBER 2009

MESSAGE FROM YOUR BOARD PRESIDENT

Dear Foxhunt Homeowner:

Your Board of Directors held our Budget Meeting on October 6, 2009. As a result, many positive improvements are in the planning stages for our units during 2010. SPM, our management company, continues to provide us with their expertise by fine tuning all of our expenses and by maintaining a good relationship with all of our suppliers and vendors.

After careful thought and consideration, the Board decided to go forth with specific projects in order to enhance the quality and appearance of our units. Our 2010 Budget includes plans to upgrade utility items in our kitchens, upgrade our linens, add grab bars on the far wall of the master bath tub/shower and begin the process of painting the exterior of the buildings, replacing the roofs, repairing and replacing the patio decking and replacing the patio furniture. A yearly pressure cleaning schedule will also be implemented.

We continue to see constant improvements in our comment cards and quickly address any comments that require attention. I would like to thank all of the employees of SPM Resorts, from those greeting you on arrival, to those behind the scenes, for all they have done to assist us with making the necessary improvements to our units; as well as their overall expertise in timeshare management.

We look forward to the improvements that will occur in 2010 and welcome your comments and your support. Each and every one of you have made a tremendous difference in the overall ability of the Association to make improvements and upgrades. The Association's budget covers all of the operational expenses; however, over the past few years, we have been able to start a funding process called "Reserves". This allows us to set aside funds for items such as those previously mentioned, which are not included as part of the yearly operational expense.

Your Board is committed to keeping our operational costs as efficient as possible and at the same time, tries to slowly make the improvements that our units require. Funding our Reserves in 2009 and 2010 have made a tremendous impact on our ability to accomplish our goals. We continue with a well organized plan to make improvements, repairs and renovations as needed.

Again, this Board would like to thank all of you for your support. SPM Resorts and your Board is doing everything possible to make your experience at Foxhunt rewarding and memorable.

Sincerely,

Dan Myers

President, Foxhunt Townhouses POA

INSIDE THIS ISSUE:

General Manager's Corner	2
Rental Program	2
Are You Planning to Move	2
Paying Maintenance Fees	2
2010 Budget Summary and Maintenance Fee Breakdown	3
Friendly Reminders	3
Stairs	3
Confirmation Letters	3
Email Addresses	3
Board Of Directors	4
Your Management Team	4
Exchange Companies	4





GENERAL MANAGER'S CORNER

Hello everyone!

2009 has brought many changes to Foxhunt. As most of you are aware, we have completed the interior renovation project, which was a great success. We hope you are as pleased as we are with the upgraded room décor. Our staff is gearing up and looking forward to a great year in 2010! Management and your Board of Directors are fully aware of some much needed upgrades in your units such as house wares, appliances and patio furniture. These items will be addressed in 2010 along with the exterior maintenance of the buildings.



Our staff encourages all comments and suggestions from owners and guests on how we can better serve you and make your vacation more pleasurable. We realize that many of you are original owners here at Foxhunt in Sapphire Valley and that you consider Foxhunt your "second home". One way for Management and your Board of Directors to rate Foxhunt is by you sending in your comment card. The more cards we receive, the better; we take them very seriously. Most comments are positive, which we appreciate. Those with concerns are addressed promptly.

We are currently in the process of updating our resort website to reflect helpful owner information. The website name remains the same: www.spmresorts.com. We invite you to check it out frequently for updates and changes.

The staff and I know how important your vacation week is to you. Please let us know of anything you need, during or prior to your stay. We will do our best to accommodate you. We look forward to seeing each one of you. Have a safe trip!

Jennifer Gainey
General Manager

RENTAL PROGRAM



Have you placed your unit into the **RENTAL PROGRAM**?

If so, please remember to call the resort 2 weeks prior to your check-in date to confirm the status of the rental. Every effort is made to rent the units; however, Management cannot guarantee that your unit will be rented. If your unit has not been rented, this will allow you to make alternate arrangements, if you wish.

Thank You.

NO SMOKING !

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

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 our records. 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.



PAYING MAINTENANCE FEES

- If your invoice does not arrive in the mail by mid-December, please call the resort. It could have been lost or your address may need updating.
- Late Fees are assessed by **January 10th**. Be sure the payment is mailed with sufficient time to reach us.
- Please include the payment stub with your check to avoid further delays in posting your payment to your account.
- To pay your maintenance fee by credit card, contact the front desk at (828) 743-7667 Monday through Friday from 8:00 a.m. to 5:00 p.m. and Saturday from 8:00 a.m. to 8:00 p.m.

Pre Pay—Book Early and Get the Week You Want!

- Maintenance fees can be paid at anytime during the year for the upcoming year. Payments may be made in advance based on prior year's dues. When the current year billing is received, there will be a credit or balance due.
- Pre-paying in full allows for bookings up to one year in advance.



2010 BUDGET SUMMARY & MAINTENANCE FEE BREAKDOWN

**FOXHUNT TOWNHOUSES POA
2010 BUDGET SUMMARY & MAINTENANCE FEE BREAKDOWN**

	2010 BUDGET	2 Bedroom MAINTENANCE FEE
2010 OPERATING BUDGET		
RESERVE FOR REPLACEMENT	\$248,040.00	\$106.00
OPERATING EXPENSE		
TOTAL UTILITY EXPENSE	\$225,597.00	\$92.68
TOTAL HOUSEKEEPING EXPENSE	\$236,174.00	\$97.03
TOTAL MAINTENANCE EXPENSE	\$155,053.00	\$63.70
TOTAL ADMINISTRATION & GENERAL EXPENSE	\$373,523.00	\$153.46
TOTAL SALARIES & WAGES	\$209,130.00	\$85.92
TOTAL PAYROLL TAXES & BENEFITS	\$72,842.00	\$29.93
GENERAL INSURANCE	\$45,775.00	\$18.81
PROPERTY TAXES	\$43,095.00	\$17.71
TOTAL LEASES, CONTRACTS & FIXED	\$72,431.00	\$29.76
TOTAL OPERATING EXPENSES	\$1,433,620.00	\$589.00
TOTAL 2010 FEE		\$695.00

FRIENDLY REMINDERS!

- * **Check-In at 4:00 p.m.**
- * **Check Out at 10:00 a.m.**
- * **Your unit is equipped with a full kitchen and enough pillows, sheets, and towels to accommodate a party of six. We also provide a “starter kit” that includes: tissue paper, paper towels, trash bags, dishwasher detergent, laundry detergent, shampoo, conditioner, and hand lotion.**
- * **Pets are NOT allowed. If you travel with your pet, please contact the resort in advance for a list of area kennels. Failure to follow this rule will result in a fee of \$250.00 and you may be asked to leave the property.**



STAIRS

Please keep in mind that we are a mountain resort and most of the condos have many stairs leading to them. If there is a medical situation that is inhibiting you from going up or down the stairs, please let us know as soon as possible. We will try to make arrangements to move you to a unit with less stairs.

CONFIRMATION LETTERS

Every year a confirmation letter is sent to you so you can make reservations for your stay at the resort. This helps us to know whether you plan to use your unit, send a guest, trade with an exchange company or place your unit in the rental program.

Please note if you plan on having a guest use your week, a guest written authorization is required. If you do not receive a confirmation for your arrival, please let us know and we will be happy to send you one.



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.



FOXHUNT TOWNHOUSES
 3065 HIGHWAY 64 EAST
 SUITE B
 SAPPHERE, NC 28774
 PHONE: 828-743-7667
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PROFESSIONALLY MANAGED BY:



**FOXHUNT TOWNHOUSES
 POA
 BOARD OF DIRECTORS**

PRESIDENT
 Dan Myers
chunx@aol.com

VICE PRESIDENT
 Jim Barnett
barnettjim@aol.com

SECRETARY / TREASURER
 Aden Sowell
aksowell@cox.net

DIRECTOR
 Tom DeCosta

DIRECTOR
 Richard Foster

YOUR MANAGEMENT TEAM

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 Jennifer Gainey:
 3065 Hwy 64 E, Suite B
 Sapphire, NC 28774
 Tel: (828) 743-7667
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 1051 Shine Avenue
 Myrtle Beach, SC 29577
 Tel: (843) 238-5000
 Fax: (843) 238-5001

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 Hope Baker, Account Representative
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 Fax: (843) 238-5001
hbaker@spmresorts.com

EXCHANGE COMPANIES

Interval International:
1-800-828-8200

RCI:
1-800-338-7777

FAX Exchange:
1-800-251-8736