



Atalaya Towers Tower Talk

A Newsletter for the Homeowners of Atalaya Towers IOA

May 2016

Garden City, SC

IMPORTANT NOTICE
RESERVATION INSTRUCTIONS AND PROCEDURES
CAN BE FOUND ON PAGES 3 and 4 OF THIS NEWSLETTER.

The Board of Directors Call to Nomination Form is inserted in this newsletter.
If you are interested in serving the Association, please complete and return the form.

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President's Message

We are well into a new year and looking forward to your visit to your resort. Winter projects included adding a new walk-in shower to 804, installing new living room floors in 4 more units as well as new carpet in several bedrooms. New larger flat screen living room TVs were added in 7 units and all 19 master bedrooms have been rewired for wall mounted TVs. 11 of the master sets have been installed while the other 8 will be installed in the fall and winter projects. We now have a new indoor pool and deck.

Thank you to all that had to do without a pool in January for your understanding. The work on the outside of the building was just completed, so another big thank you to all of you that visited during that project as well.

As we enter our busy season, we would like to remind you to please check-in before you unload your car on carts. We have had to make changes that have caused housekeepers to spend more time in the units, so many units will not be ready until after 4pm. So remember, ***check-in is between 4pm and 6pm.*** If units are not ready, please be patient and give your cell phone number to the office so they can call you when your unit is available.

We are working hard to keep your maintenance fee down. As utility fees go up, your conservative actions will help in keeping costs down.

Lastly, it has been 7 months since the SC flood and so many homes were damaged or destroyed. Please keep all effected in your thoughts and prayers. Think about giving a day as a volunteer, you will be blessed. If you work with scouts or youth group, give thought to a Saturday clean up project.

Lynn Harmon
 IOA PRESIDENT

ACH DRAFT

If you utilize our monthly ACH draft program to pay your maintenance fees, and you need to change your bank account information, please send a copy of a voided check by email (chicks@defenderresorts.com)

or fax (843-449-9469 Attn: Connie)

and we will update your information for you. Please send us this information at least 10 days before your draft date to make sure the change is made in the system and is processed in time before the next draft is withdrawn.

Pay your maintenance fee on your terms!

With monthly draft payments you can have your maintenance fee automatically withdrawn from your bank account in 12 monthly payments instead of making one large annual payment. Sign up today to begin paying on your terms. Please visit www.defenderresorts.com and click on your resort. You will find the form and instructions in the Owner section. (If you are already signed up for the automatic draft program, you DO NOT have to complete another form. You are enrolled in the program until you notify us in writing that you wish to cancel.)

How do I change or add a name to a deed?

We recommend that you use an attorney to avoid any mistakes; however, you can prepare and file a deed yourself and file it at the County Register of Deeds where the property is located. Please note that Defender Resorts, Inc. does not handle deed preparation.

Horry County Register of Deeds: 843-915-5000 or www.horrycounty.org.

I've sold my week...now what do I do?

You should always request a copy of the new "recorded" deed to make sure that the transaction has been completed legally. Please send a copy of the recorded deed and the new owner's contact information to Defender Resorts, Inc., PO Box 3849, Myrtle Beach, SC 29578-3849. In addition, there is a transfer fee payable to Defender Resorts. You will be contacted if we require further information.

Defender Realty Resale Corner

SPECIAL SALE!!

Atalaya Towers has a number of foreclosed weeks for sale creating a special opportunity for you and those close to you. Before we release these weeks to the general public, we are first offering them to the owners, their family or friends. Here is a sampling of those weeks. Contact Defender Realty at 1-800-799-0798 for complete details.

Blue	3 Bedrooms	\$1,000 weeks 1-8, 48-52
White	3 Bedrooms	\$1,000 weeks 9-14, 44-47
Trade Red	3 Bedrooms	\$1,995 weeks 15-19, 37-43
Prime Red	3 Bedrooms	\$4,595 weeks 20-36

Have a great vacation...

Frank Baker

Defender Realty

(843) 497-6431

fbaker@defenderresorts.com

Reservation Instructions

Reservation requests shall list **four** choices for a requested use period in descending order of priority. Reservation requests not having your choices listed may, in the discretion of the agent, be treated as an invalid request. If you require a week for space banking purposes only, please indicate this in the space provided and refrain from marking a specific week. This will be of great assistance to other owners who intend to enjoy their week at Atalaya.

No reservation requests will be accepted, for purposes of honoring reservation requests if received by the agent after October 15th of the year before the calendar year of use, regardless of the postmark date.

During the afore described reservation period of June 1st through October 15th, the agent will send out confirmations of reservation requests on a weekly basis or such alternate period as deemed appropriate by the agent.

After October 15th and up to October 31st of the year before the calendar year of use, the agent shall assign a specific use period to owners who have not submitted a reservation request, or for whom all the four listed choices have already been assigned. Confirmation of these assigned use periods will be mailed no later than December 1st.

An owner's failure to pay special assessments, maintenance fees or any other charges within 30 (thirty) days of the date due shall cause the agent to reject any reservation request or cancel any confirmed assignment/reservation of a use period for the owner. Upon payment of the assessment, the owner may request use of a unit during a use period within the owner's season; however, such requests shall then be granted based upon availability of use periods which have not been assigned, rented, or otherwise reserved for occupancy. An owner's inability to receive an assignment of a use period, as a result of late payment of assessments, shall not allow the owner to seek a refund of assessments paid. Cancellations will be sent out by Certified Mail.

Owners desiring to exchange their rights to the use of a unit through an exchange company should be certain to first receive a confirmed reservation request, pursuant to these procedures, prior to seeking to trade within an exchange system. A specific unit is required to effectuate an exchange; therefore, the agent, upon notification of this fact by the owner, shall assign a unit at the time of confirming an assigned use period.

Please indicate in the space provided if you have need of a handicapped friendly unit.

If you require help or have any problem understanding the reservation procedure, call the General Manager, Joe Trinchera, at 843-651-4566 for assistance.

If you have not received your confirmation letter by August 31, 2016, call the resort office.

Board of Directors

Atalaya Towers Interval Owners Association



ATALAYA TOWERS INTERVAL OWNERS ASSOCIATION, INC.

RESERVATION PROCEDURE

May 1, 2016

RESERVATION SYSTEM FOR FLOATING TIMESHARE DEED

NOTE: YOUR DEED LISTS A WEEK NUMBER AND A UNIT NUMBER. THIS IS NOT YOUR RESERVED WEEK. Your Reservation Request Form is included with this newsletter.

YOU MUST REQUEST A WEEK WITHIN YOUR COLOR GROUP UNDER THE FLOATING TIMESHARE SYSTEM. The same procedure applies to all color groups. Please review the week colors on the calendar to the right of this page.

PROCEDURES FOR RESERVING USAGE

ALL VACATION FORMS WILL BE MAILED OUT THE FIRST WEEK IN MAY FOR THE FOLLOWING YEAR VACATION PERIOD. WHATEVER COLOR YOU OWN, YOU MAY REQUEST ANY WEEK OF THE SAME COLOR FROM THE CALENDAR ON THE RIGHT OF THIS PAGE.

BLUE Weeks	1 to 8 inclusive, 48 to 52 inclusive
WHITE Weeks	9 to 14 inclusive, 44 to 47 inclusive
TRADE RED Weeks	15 to 19 inclusive, 37 to 43 inclusive
PRIME RED Weeks	20 to 36 inclusive

Please be aware that the calendars from both major exchange companies differ from the one used by Atalaya to make float week reservations.

Atalaya's calendar is the only one recognized for the reservation procedure.

ALL REQUESTS POSTMARKED JUNE 1, 2016 OR EARLIER WILL BE RANDOMLY SELECTED AND WEEKS ASSIGNED AS REQUESTED, IF AVAILABLE.

ALL REQUESTS POSTMARKED AFTER JUNE 1, 2016 WILL BE ASSIGNED DAILY. GROUPING WEEKS TOGETHER OR REQUESTING MULTIPLE UNITS IN A CERTAIN WEEK IS NOT GUARANTEED AS EACH WEEK OWNED IS TREATED INDEPENDENTLY FOR RESERVATION PURPOSES.

Please indicate on the reservation request if you need a handicapped friendly unit. Please note: If you are requesting a week with the sole purpose of space banking with RCI or II, please indicate that on your request form.

If you are in arrears, your request form will have a notification of the past due amount. You must send in this amount with your request form, or your reservation request will not be honored.

2017	<i>Week</i>	Saturday to Saturday
<u>BLUE</u>	1	Jan 7 – Jan 14
	2	Jan 14 – Jan 21
	3	Jan 21 – Jan 28
	4	Jan 28 – Feb 4
	5	Feb 4 – Feb 11
	6	Feb 11 – Feb 18
	7	Feb 18 – Feb 25
	8	Feb 25 – Mar 4
<u>WHITE</u>	9	Mar 4 – Mar 11
	10	Mar 11 – Mar 18
	11	Mar 18 – Mar 25
	12	Mar 25 – Apr 1
	13	Apr 1 – Apr 8
	14	Apr 8 – Apr 15
<u>TRADE RED</u>	15	Apr 15 – Apr 22
	16	Apr 22 – Apr 29
	17	Apr 29 – May 6
	18	May 6 – May 13
	19	May 13 – May 20
<u>PRIME RED</u>	20	May 20 – May 27
	21	May 27 – Jun 3
	22	Jun 3 – Jun 10
	23	Jun 10 – Jun 17
	24	Jun 17 – Jun 24
	25	Jun 24 – Jul 1
	26	Jul 1 – Jul 8
	27	Jul 8 – Jul 15
	28	Jul 15 – Jul 22
	29	Jul 22 – Jul 29
	30	Jul 29 – Aug 5
	31	Aug 5 – Aug 12
	32	Aug 12 – Aug 19
	33	Aug 19 – Aug 26
	34	Aug 26 – Sep 2
	35	Sep 2 – Sep 9
	36	Sep 9 – Sep 16
<u>TRADE RED</u>	37	Sep 16 – Sep 23
	38	Sep 23 – Sep 30
	39	Sep 30 – Oct 7
	40	Oct 7 – Oct 14
	41	Oct 14 – Oct 21
	42	Oct 21 – Oct 28
	43	Oct 28 – Nov 4
<u>WHITE</u>	44	Nov 4 – Nov 11
	45	Nov 11 – Nov 18
	46	Nov 18 – Nov 25
<u>BLUE</u>	47	Nov 25 – Dec 2
	48	Dec 2 – Dec 9
	49	Dec 9 – Dec 16
	50	Dec 16 – Dec 23
	51	Dec 23 – Dec 30
	52	Dec 30 – Jan 6

General Manager's Corner

Dear Homeowners,

We have been very busy at Atalaya Towers since our last end-of-year newsletter. We have a small window of opportunity to take care of the condos after a typical year of use. We are in the process of preparing for the upcoming year, but we feel we have accomplished quite a bit already.

Several projects and improvements have been completed so far of the 2016 schedule and include:

- Converting another master bath from tub to custom-built tile walk-in showers. We now have five handicap friendly custom showers for easier access.
- We are nearing completion of wall mounting flat screen TVs in all master bedrooms.
- Due to your positive feedback of the carpet squares, we have begun replacing the bad carpeting in units and rooms throughout the timeshare units. Over the next couple of years, we plan to have all carpeting replaced. The longevity and ease of maintenance are tremendous cost saving high points.
- Our maintenance department has been working hard patching walls and repainting for a clean fresh look. Our maintenance crew has been cleaning out dryer vents and washing machine water pumps to prolong life of the appliances and keep replacement costs down.
- We have also installed new weather stripping around all entry doors to substantially cut down on the wind howling on windy days and will also help with energy costs.
- Your Board of Directors has decided to move forward in living room floors being re-done in heavy vinyl with a simulated wood plank styling. This will be more environmentally friendly and contribute to a much longer-lasting floor covering.
- The HOA has totally refurbished the indoor pool and deck as well as vending area along with waterproofing and painting the corridor side of the building.

Please read the enclosed information regarding the reservation request process. It will help with less stress during the 2017 reservation process. Please understand that once reservations are made, it's nearly impossible to move them, especially Prime Red. The committee takes two weeks to read special notes on the requests in order to assign weeks. If you are banking your week, please understand that you are required to give the correct arrival date and all maintenance fees must be paid in full or on Auto Draft. We cannot verify the exchange when asked by the exchange company if the owner is delinquent.

When arriving on Saturdays, please take note that your confirmation letter states check-in occurs between 4PM and 6 PM. We try very hard to have the units ready prior to 4PM because we would rather have a smooth check-in and minimize the number of owners in our small office.

Mark your calendars to give us a call after the budget meetings in September to see what units will be available for monthly rentals in January, February, and possibly March. For \$1,300 you could have a unit for the entire month of January or February, which includes all utilities. March monthly rentals are in very limited supply at \$1,400 for the month.

As always, we welcome your comments and suggestions and encourage you to fill out the Comment Card when staying at the resort. It is with your feedback that we can continue to improve your vacation experience.

Joe Trincheria
General Manager



**EXCLUSIVE EXCHANGE
BENEFITS
FOR DEFENDER OWNERS**

FLEX & BEYONDSM

DOMESTIC & WORLDWIDE EXCHANGES

ONLY \$119/WEEK

DEFENDER RESORTS
INTERNAL EXCHANGES
ONLY \$89/WEEK

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YOU'RE ALREADY ENROLLED**

ASK ABOUT
EXTRA VACATION
OPPORTUNITIES

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CALL 844-339-6642 www.flexandbeyond.com

Resorts currently participating in The Defender Flex & BeyondSM Program are:

Atalaya Towers

Beach House

Beachside Village

Boardwalk One

Caribbean Beach Club

Cedar Village

Club Ocean Villas II

Windy Shores II

Club Sea Oats

The Ponds at Foxhollow

Delray South Shore Club

Ocean Forest Colony

Sands Beach Club

Turtle Reef Club

Lehigh Resort Club

Links Golf & Racquet Club

Maritime Beach Club

Montego Beach Club

Ventura at Boca Raton

4 Seasons at Beech Mountain



Remember to check out the many fun activities offered in surrounding areas.

Ask the front desk staff and they will be more than happy to help you!



Myrtle Beach Spring Events

11th Annual Mayfest on Main Festival
May 7 (North Myrtle Beach)

35th Annual World Famous Blue Crab Festival
May 14-15 (Little River, SC)

Carolina Country Music Festival
June 10-12 (Myrtle Beach)

Beach Boogie and BBQ Festival
September 4-5 (Conway, SC)



FREQUENTLY ASKED QUESTIONS

Many of your questions about your timeshare week can be answered by visiting the Defender Resorts website at www.defenderresorts.com and clicking on FAQ's on the Home Page.



If you are not able to enjoy Atalaya Towers yourself during your scheduled week consider adding it to our rental pool.

The Rental Agreement may be found on the resort website or you can contact the front desk to get more information.



ATALAYA TOWERS INTERVAL OWNERS ASSOCIATION
BOARD OF DIRECTORS
NOMINATION APPLICATION FORM

The Atalaya Towers Interval Owners Association Board of Directors request owners who are interested in providing service to the Association on the Board of Directors advise the Board of their interest by providing the following information:

This form must be received no later than September 05, 2016.

Name: _____ Telephone: _____

Unit/Week(s) Owned: _____

Address: _____

Education: _____

1. What do you consider to be the short term needs of Atalaya Towers Interval? _____

2. What do you consider to be the long term concerns of Atalaya Towers Interval? _____

3. What do you feel you will contribute to Atalaya Towers Interval as a member of the Board of Directors?

Signature: _____

Date: _____

Each category should be limited to no more than 25 words.

Mail to: Attn.: Atalaya Towers Interval Owners Association
C/O Defender Resorts, PO Box 3849, Myrtle Beach, SC 29578
Fax to: 843.449.9469

Email to: info@defenderresorts.com Place Atalaya in the subject line