



Atalaya Towers Tower Talk

A Newsletter for the Homeowners of Atalaya Towers IOA

May 2019

Garden City, SC

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

President's Message

The Board wants to wish everyone a pleasant stay in 2019.

You now have your Reservation request for 2020. Please fill out and mail back as soon as possible.

Anyone not completing a request will be assigned their week at a later date. Please remember that this is a floating resort week so no one is guaranteed a particular week. You can only request week numbers that fall in the color week you purchased. **No assignment will be made until a request is made.** For any Owner not making a request, their assignment will be made after all other assignments have been made. We only have 19 units in the Timeshare spread throughout the building in 80 units. The units are 12 end units and 7 are interior units. All 7 interior units have a walk-in shower in the master bathroom. If this is something you need, please put a note on your request form requesting an inside unit. If you have requested a walk-in shower and need a shower chair, please contact the office before your arrival so we can accommodate your request. Please note that the midsummer week requests always have more than 19 requests, so someone will not get the week of their choice.

Each year we may have an Owner that cannot use their week. You can deposit that week and have up to three years to use that week with **DAElive.com**. They have no membership fee and all weeks have the same trading power. Trading Places will give you up to two years to use your week, again no membership fee, only exchange fee. With **TradingPlaces.com**, if you want to join their **Prime Membership** (with a yearly fee of \$79), they will give you a second week for each week you deposit and discount your exchange fee. Take time to research for yourself both of these online to see if either fits your needs. If you are already an II or RCI member, you already know how they work. You have options and we hope you have a wonderful vacation.

We are a "no pets" Association. If you are found with a pet in your unit, you will be charged an additional deep cleaning fee. You may be asked to leave and any damage done by the pet will be charged to you. One exception to this would be ADA dogs that have been trained to assist persons with disabilities. You may be asked to furnish all records that show your dog has met the South Carolina and Garden City vaccination requirements. If you will be traveling with one of these dogs, please call the Resort before arrival if you are uncertain what vaccination records you need to bring with you. Please note, there are those with emotional support animals and they do not fall under the ADA guidelines. If you have a question, please go to ADA.gov.

Lynn Harmon
President, Atalaya Towers Interval



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

General Manager's Corner

Dear Homeowners:

We have been very busy at Atalaya Towers since the end of the year Newsletter. We have a small window of opportunity to take care of your units after a hard year of use and prepare for the upcoming year, but we feel that was accomplished.

Several improvements have been made with the 2018-2019 Refurbishment Projects which include:

- We converted two Master Bathroom bathtubs to custom-built tile walk-in showers in 1203 and 1405. We now have nine handicap friendly custom showers. Every interior unit has a custom shower.
- Due to your positive feedback of the carpet squares we have completed all units by changing out old carpeting to carpet tiles and vinyl plank boards. The low maintenance and longevity will be the cost saving point.
- Our maintenance department worked hard on patching walls and repainting for a fresh look. We have accent walls in the master bedroom where the TV is mounted. The team also cleaned out dryers and washing machine water pumps to prolong life of appliances and keep replacement costs down.
- The Board has moved forward with bids from contractors to replace the existing dining room tables and chairs with a set up that will have a smaller footprint.
- We continue to switch out the kitchen appliances and are ever closer to having every appliance in the kitchen changed out to fingerprint resistant stainless steel.
- Jason, our full time maintenance man, has improved the maintenance of the condos. We feel our response time to maintenance items has improved, and our project lists are getting done in a timely manner.

Please read the information involved with the reservation request process. It could help for a stress-free reservation for 2020. Once reservations are set, it's virtually impossible to move them, especially Prime Red weeks. The committee reads special notes on the request forms in order to assist in assigning your weeks, but it is not guaranteed. Once set, it's complete.

If you are banking your week, please understand that you must give the correct arrival date and be paid in full or on Automatic Draft in order for us to approve for the Exchange Company.

When arriving on Saturdays, please refer to your confirmation letter that states check-in occurs between 4 PM and 6 PM. We try very hard to have the units ready prior to 4 PM because we would rather have a smooth check-in in the office instead of a mad rush.

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

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 limited supply at \$1,400 for the month.

Joe Trincheria
General Manager



Atalaya Towers



ATALAYA TOWERS INTERVAL OWNERS ASSOCIATION, INC.

RESERVATION PROCEDURE April 26, 2020

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.

IF YOU ARE ON AUTOMATIC DRAFT, PLEASE DISREGARD BALANCE ON THE RESERVATION REQUEST FORM!!

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 on 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, 2019 OR EARLIER WILL BE RANDOMLY SELECTED AND WEEKS ASSIGNED AS REQUESTED, IF AVAILABLE.

ALL REQUESTS POSTMARKED AFTER JUNE 1, 2019 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.

2020	<i>Week</i>	Saturday to Saturday
<u>BLUE</u>	1	Jan 4 – Jan 11
	2	Jan 11 – Jan 18
	3	Jan 18 – Jan 25
	4	Jan 25 – Feb 1
	5	Feb 1 – Feb 8
	6	Feb 8 – Feb 15
	7	Feb 15 – Feb 22
	8	Feb 22 – Feb 29
<u>WHITE</u>	9	Feb 29 – Mar 7
	10	Mar 7 – Mar 14
	11	Mar 14 – Mar 21
	12	Mar 21 – Mar 28
	13	Mar 28 – Apr 4
	14	Apr 4 – Apr 11
<u>TRADE RED</u>	15	Apr 11 – Apr 18
	16	Apr 18 – Apr 25
	17	Apr 25 – May 2
	18	May 2 – May 9
	19	May 9 – May 16
<u>PRIME RED</u>	20	May 16 – May 23
	21	May 23 – May 30
	22	May 30 – Jun 6
	23	Jun 6 – Jun 13
	24	Jun 13 – Jun 20
	25	Jun 20 – Jun 27
	26	Jun 27 – Jul 4
	27	Jul 4 – Jul 11
	28	Jul 11 – Jul 18
	29	Jul 18 – Jul 25
	30	Jul 25 – Aug 1
	31	Aug 1 – Aug 8
	32	Aug 8 – Aug 15
	33	Aug 15 – Aug 22
	34	Aug 22 – Aug 29
	35	Aug 29 – Sep 5
	36	Sep 5 – Sep 12
<u>TRADE RED</u>	37	Sep 12 – Sep 19
	38	Sep 19 – Sep 26
	39	Sep 26 – Oct 3
	40	Oct 3 – Oct 10
	41	Oct 10 – Oct 17
	42	Oct 17 – Oct 24
<u>WHITE</u>	43	Oct 24 – Oct 31
	44	Oct 31 – Nov 7
	45	Nov 7 – Nov 14
<u>WHITE</u>	46	Nov 14 – Nov 21
	47	Nov 21 – Nov 28
<u>BLUE</u>	48	Nov 28 – Dec 5
	49	Dec 5 – Dec 12
	50	Dec 12 – Dec 19
	51	Dec 19 – Dec 26
	52	Dec 26 – Jan 2

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, at 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 Trincheria at 843-651-4566 for assistance.

If you have not received your confirmation letter by August 31, 2019, call the resort office.

Board of Directors

Atalaya Towers Interval Owners Association

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 August 2, 2019.

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 Capital Vacations, 9654 N. Kings Highway, Ste. 101, Myrtle Beach, SC 29572

Email to: info@defenderresorts.com with ATI Nomination Application in the subject line.

Fax to: 843-449-9469 with ATI Nomination Application in the subject line