



OCEAN VILLAS NEWSLETTER

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President's Address

Dear Ocean Villas Owners,

As the recently installed President of your Board of Directors, I want to tell you what a thrill it is for me to be serving and to be in the company of the other board members who so tirelessly make it their job to keep things running smoothly at Ocean Villas. A special thanks to outgoing President, Reney Olson, who, through the turmoil of this past year (more on this later) really shone and set a benchmark of performance in leadership that will be difficult for me to meet or surpass.

That said, it seems appropriate at this time of year that we give thanks for a myriad of other things. Prominent in this area has been the tireless work and sacrifice of our owner/volunteers. With the help of many of you, we have been able to conquer the constant challenges of shifting sands, wayward shrubs, ramshackle retaining walls and even outdated furnishings and fixtures. Given our limited resources (time and money) it is critical that – going forward – all of us strive to make a contribution in this area. All of us on the board are hoping that, as you visit Ocean Villas, you will volunteer your ideas or a small portion of your time to help make our oasis more of a “home away from home” for everyone. Lastly, we can thank Mother Nature for letting us off relatively easy during the hurricane season – although we still remain somewhat vulnerable to the inevitable winter nor’easters. The windblown sands of the Outer Banks are always a threat.

During the past year, the new management company failed to live up to its promise. As a result, housekeeping standards faltered, maintenance issues went unresolved and, most importantly, our RCI rating was lowered. It cannot go unsaid that both Reney Olson and Sandra Brant (as well as Sandra’s husband, Butch) have gone above and beyond in their efforts to amend these situations. In the midst of all this, we have hired a new management company (more on this in a subsequent article in this issue) that has hit the ground running and has already made a positive impact on life at Ocean Villas.

Lastly, it is my sincere wish that you continue to communicate to us your comments and criticisms. All of us on the board are committed to continued improvement which, as we all know, will lead to greater enjoyment for everyone at Ocean Villas!

Best wishes for a safe and Merry Christmas season!

Mark W. Patriquin, President





Highlights of the 2011 Ocean Villas Home Owners Association Annual Meeting

The 2011 Annual Owners Meeting was held this year at the Kitty Hawk Public Library, Kitty Hawk, NC, on November 5, 2011 at 2:00PM. Board members present were Acting President Reney Olson, Treasurer Sandra Brant, Director Mark Patriquin, and Secretary Lois Purchell.

Reney Olson introduced our new property manager, Tonya Collins, Owner and Broker of Outer Banks Dreams Realty in Manteo. An introduction to Tonya appears on Page 3

During the President's Address, Reney Olson also noted the various maintenance issues that have been tackled this year which include;

- 1.) Retaining Wall – Due to various Nags Head covenants and restrictions, our only alternative was to affect repairs with minimal structural enhancements.
- 2.) Pool – The new pool is now installed and should provide years of satisfaction.
- 3.) Pool Decking – Scheduled for replacement next year.
- 4.) Roof Unit #3 – Replaced
- 5.) Motion Lights – Installed at the entrance to each unit.
- 6.) Washer and Dryer – Large commercial washer and dryer were installed in the storage room (Unit #5).
- 7.) Furnishings – New sleep sofas and chairs in each unit with other new furnishings and décor added and, in many cases, donated by members of the decorating committee.

Sand is recognized as an ongoing issue. Due to our proximity to the dunes and the beach, as well as the recent beach replenishment and the type of sand that was used, there is recognition that the continual maintenance and upkeep of the recently installed sand fence will be key.

Sandra Brant gave the Treasurer's Report. The budget for 2012 (Page 4) was presented and passed. Sandra also made note of several projects that she had undertaken to minimize exposure to unnecessary cost down the road. The roofs on each unit have been assessed and the determination was made that units 3 and 4 have good roofs. Units 6,7,8 and 9 can have their lives extended by the application of a preservative spray. Various new appliances were installed in units 1,2,4,8 and 9. Extended warranties were placed on each. Extended warranties were also placed on each heat pump.

Sandra Brant was re-elected to another 3 year term on the Board of Directors. There is one seat still open and we encourage anyone who can to volunteer their services.



Ocean Villas new Management Company

Outer Banks Dreams Realty

Tonya L. Collins – Owner/Broker

For those of you who were unable to attend the Owner’s Meeting in November, it is with great pleasure that your Board of Directors introduce to you Outer Banks Dreams Realty and Tonya L. Collins.

During the selection process, it was unanimous that the most important qualities needed were 1.) Attention to detail, 2.) Strong accounting skills and 3.) A “no non-sense”, “get it done” attitude. During the interview process, it became immediately apparent that Tonya would fit that bill. Tonya brings the optimum combination of experience and skills for the “unique” situation at Ocean Villas. Her 7+ years of management experience in the Hotel and Hospitality industry and 10 years in the Real estate business make her a perfect fit for our needs as well as her own career growth. She has already shown a positive attitude in a challenging new environment. We look forward to a long and rewarding relationship with Tonya and hope that you will welcome her as you enjoy your vacation week(s) at Ocean Villas.

Ocean Villas Committees

Furniture & Décor: Sandra Brant, Board Rep. (252) 537-9513, Sherri Kockentiet.

Grounds & Landscaping: Kimberly Kelly, Board Rep. (252) 715-2138, Sarah Kinsey & Sherri Kockentiet.

Maintenance: Mark W. Patriquin, Board Rep, (804) 839-4282, Shelton Mobley, Bill Hanks, John Hanks & Kathryn Hanks.

Newsletter: Bill Glenz Chair (540) 439-3797, Joan Johnen, Bill Hanks & Diana Patriquin.

Publicity (Website): Bill Glenz Chair (540) 439-3797, Diana Patriquin.

All committees welcome more volunteers; please contact the Chairperson or Board Member for more information.

2011 Tax Information

For those owners who itemize their state and federal income tax returns, the per unit/week numbers are as Taxes - \$15.60 Insurance - \$28.15

OCEAN VILLAS 2012 BUDGET - (\$475.00 PER UNIT/WEEK)

ACCT #	ACCOUNT DESCRIPTION	BUDGET AMT
4001	2012 MAINT FEES	\$154,375.00
4002	PRIOR MAINT. FEES	
4003	LATE FEE INCOME	\$1,500.00
4006	INTEREST INCOME	\$500.00
4007	RENTAL INCOME	\$2,000.00
4008	SALES INCOME	\$1,625.00
TOTAL INCOME:		\$160,000.00
5003	HOUSEKEEPING	\$18,600.00
5005	LANDSCAPING	\$1,600.00
5006	POOL SVC/MAINT.	\$6,000.00
5007	PEST CONTROL	\$100.00
5008	OUTSIDE LABOR	\$1,000.00
5010	LINENS	\$500.00
5022	TELEPHONE EXPENSE	\$4,200.00
5023	ELECTRIC EXPENSE	\$9,500.00
5024	WATER EXPENSE	\$2,300.00
5025	CABLE EXPENSE	\$3,500.00
5030	ROUTINE REPAIRS	\$6,500.00
5031	UNIT SUPPLIES	\$2,500.00
5032	MAINT. SUPPLIES	\$2,400.00
5034	ADVERTISING	\$100.00
5035	INSURANCE	\$15,000.00
5036	APPLIANCE EXTEND WARRANTY	\$600.00
5040	PROPERTY TAXES	\$5,900.00
5045	PERMITS & LICENSE	\$500.00
5052	DIRECTORS TRAVEL	\$900.00
5053	DIRECTORS MEALS	\$900.00
5054	OTHER TRAVEL	\$500.00
5055	OTHER MEALS	\$500.00
5061	LEGAL FEES	\$3,500.00
5063	PROPERTY MGT. FEES	\$16,200.00
5064	DIRECTORS SUPPLIES	\$100.00
5096	BANK & OTHER FEES	\$100.00
5170	COMMON AREA	\$6,500.00
5171	POOL MAJOR EXPENSES	\$3,000.00
5172	HEAT PUMPS	\$6,000.00
5173	BUILDING EXTERIOR	\$10,500.00
5174	APPLIANCES	\$4,500.00
5175	FURNITURE & FIXTURES	\$8,000.00
5178	BUILDING INTERIOR	\$3,000.00
5179	EMERGENCY RESERVE	\$15,000.00
TOTAL EXPENSES:		\$160,000.00



POSTMASTER: Return requested
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has moved

7031 South Virginia Dare Drive
PO Box 125
Nags Head, NC 27959

One picture is worth a 1000 words, check out
www.Oceanvillasnagshead.com



*Season's Greetings
from All of Us at
Ocean Villas*