



# FOXRUN

PROPERTY OWNERS ASSOCIATION

**RESORT NEWSLETTER**

SUMMER 2009

## President's Letter



*Diane Scott*

Dear Fellow Owners,

Greetings from your 2008-2009 Board of Directors. Two board positions were open at our annual meeting in May. Congratulations to long-time owner Becky Varn and incumbent Curt Holland who were elected to fill these positions.

Also, we would like to extend our thanks and appreciation to Pete Bradley for his many years of dedicated service to this association as a director and past officer. His contributions to the board will be sorely missed, but we know he will continue to visit and support Foxrun along with his wife, Sarah.

The past year has been challenging for your Board of Directors, but with prudent effort and cost effective direction from our VRI management team, we have been able to accomplish many of the needed improvements.

Outside lighting has been completed all over the property. The Gazebo located at Foxrun 1-20 has been remodeled, as well as the maintenance shed located at 325-71. We are continuing with furniture replacement, i.e.: sofas, chairs, lamps, carpet, dishes and flatware, etc. Retaining walls, walkways and deck replacement continues as well as remodeling of kitchens. New signage and hydro-seeding of our

steep banks, for erosion control, has enhanced our landscape tremendously.

The Associations financial position remained stable and positive at the end of 2008, even with uncertain economic conditions. The operating and replacement funds ended this year with a fund balance. The Board and Management will continue to monitor our financial position.

A special note of thanks and appreciation goes to our VRI management team for their tireless efforts in working to complete the sale of interval weeks that were not producing maintenance fees. We are pleased to report that we have finally, successfully completed the sale of 225 interval weeks to BlueGreen.

I would also like to take this opportunity to share information with you about timeshare resale scam companies. Only a professional real estate company can handle the complexity of details to complete a timeshare resale. I would urge you to review the information offered at [www.timesharelink.com/timeshares-scams.asp](http://www.timesharelink.com/timeshares-scams.asp) for more information. Also, Foxrun Resort had two very complimentary reviews in the March/April 2009 issue of TimeSharing Today. (copy enclosed)

Your Board strives to maximize the quality of the Foxrun units and the value of your timeshare investment. Wishing you a great summer!

Diane Scott, President  
and the FoxRun Board

# Two Reports on Fox Run Resort

*reprinted from TimeSharing Today, March/April 2009*

By David Germain, Burke, VA

We visited the Fox Run Resort on an early spring break in March 2008. We found it to be a relaxing stay, with a well maintained property and a friendly helpful staff. Details such as salt and pepper, a good supply of coffee filters, paper towels, laundry detergent and tissues made the stay one of the easier ones for those who forget to bring these essentials, which are not always provided. The resort welcome packet included instructions to get to area grocery stores. The Ingles store was by far the best stocked, and provided a wide selection of deli and prepared foods.

The unit we had is a split level with the master bedroom downstairs, a second bedroom and bath on the entrance level and the living/dining/kitchen on an upper level with the deck. It would not be a good unit for anyone with a problem with stairs, but was very functional for us. The property is not new, but has been more than reasonably well maintained and was very clean. The management was in the process of replacing appliances. The only complaint was that the living room furniture was also due for replacement, but not until after we departed.

Fox Run Resort is on Lake Lure, North Carolina, and also next to Bald Mountain Lake. It is located about 45 miles from Asheville, NC. A word of caution: although Highway 9A appears the shortest way into Asheville, it is very hilly with many sharp turns. Use either I-40 through Sugar Hill or the shorter route on I-26 by way of Highway 9 (south). Another travel recommendation is to use Buffalo Shoals Road to go to the main Lake Lure town only for its scenic views and stick to Buffalo Creek Road to get to Highway 9.

The resort is managed with the Foxden Resort and is on the property of the Rumbling Bald Resort and Spa. On the property are a golf course, driving range, pro shop with bar and grill, deli, restaurant, marina, spa, miniature golf, tennis court, basketball court and wellness center. The wellness center includes an indoor swimming pool. There are several other golf courses in close proximity. Among the many activities was horseback riding, for which a coupon was included in the registration packet. There is also a dinner and sightseeing cruise of Lake Lure available a short drive away. The area has a large number of good restaurants nearby and in Asheville. We heartily recommend the Lakeview Restaurant on Lake Lure at Highway 9 and Buffalo Creek Road. You can drive in or tie up at the dock. It was busy even during the off peak season. The Biltmore Estate tour is well worth the less-than-one-hour drive. This estate and its grounds are spectacular, and include a winery, shops and several outstanding restaurants. The city of Asheville is small, but has a number of fine restaurants and other attractions. The downtown area is great for walking. There are also several small wineries a short drive from the resort. North Carolina has a small but growing wine industry with some unique family operations.

This is not a vacation for night life but is a great location for outdoor activities and relaxation. Even though our visit was early in the spring, it was evident that the area is nestled in beautiful mountains that are an attraction all to themselves.



By Charles Hartbauer, Canonsburg, PA

After driving several hours, we entered the resort welcome center about two hours before check-in time. Wondering what we would do with the time until we could check in, we went to the office, which we found open and staffed with two helpful employees. Figuring we would have to wait to gain access to our unit, we asked what we could do. The staff said we could go to the "Activities Center" to get some information about the resort and what was available for its guests. However, before we left, the gal at the desk checked to see if our unit was ready. Regretfully, it was not, but she asked if we had a cell phone that she could call us when it was ready. We gave her the number and went off to the "Activities Center." After about 15 minutes of acquiring information at the center, we got a phone call saying our unit was ready, and we could begin using it. What a pleasant surprise and great guest service. Arriving at the unit, we entered the foyer and walked up a few steps to the large open living, dining, and fully equipped kitchen area. An attractive stone fireplace graced the living area, and the kitchen had ample supplies and room for cooking. Outside, a large deck with table and chairs overlooked the 7th green below a wooded hillside.

From the foyer, going downstairs, we discovered a large master bedroom with Jacuzzi tub and separate shower, as well as an area housing a washer and dryer. On the foyer level, there was also a full bath, which accompanied the twin bed, second guest room.

The entire unit was clean and nicely decorated; however, the kitchen and bath areas were showing some signs of wear and were somewhat dated. They are, however, scheduled for improvements in the near future.

For activities, one could play golf on site at the resort, or take a short drive to another course. Also available are mini-golf, tennis, croquet, boat rentals, a wellness center, and a very informative pontoon boat tour of the lake. There is also a man-made sand beach with a roped off swimming area, and lounge chairs for sun bathing. Restaurants are available on site, as well as a sandwich and pizza shop deli. Other restaurants are available near by and around the lake.

If you want to see some other attractions, there is the Biltmore Estate, (America's largest home, 50 minutes away), Chimney Rock, (a scenic mountain top overlook, about 25 minutes away), the home of Carl Sandburg, and a national park with wilderness trails and waterfalls, about an hour away. Overall it is a very nice resort where you can relax or be as active as you desire.

# Treasurer's Report

## as of March 31, 2009

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### CASH BALANCES

Total operating fund cash balance as of 3/31/09 . . . 1,007,524.54  
 Reserve balance fund as of 3/31/09 . . . . . 382,654.60

**Total Cash Balance as of 3/31/09 . . . . . \$ 1,390,179.14**

### 2008 CAPITAL EXPENDITURES

Buildings/Commons . . . . . 0  
 Furnishings/Appliances . . . . . 206,407.98  
 Interior/Exterior . . . . . 216,706.70  
 Paving/Retaining Walls . . . . . 336,421.45  
 Roof Repairs/Replacement . . . . . 75.00  
 Equipment/HVAC . . . . . 39,256.75  
 Landscaping/Signage . . . . . 18,212.24  
 Maintenance/Laundry/Office . . . . . 91,879.95

**TOTAL EXPENDITURES . . . . . \$ 908,960.07**

### 2009 CAPITAL EXPENDITURES YEAR TO DATE

Furnishings/Appliances . . . . . 44,824.84  
 Interior/Exterior . . . . . 117,224.09  
 Paving/Retaining Walls . . . . . 36,460.30  
 Equipment/HVAC . . . . . 7,575.32  
 Landscaping/Signage . . . . . 132.00  
 Maintenance/Laundry/Office . . . . . 8,489.78

**TOTAL EXPENDITURES . . . . . \$ 208,706.33**

### 2009 PROPOSED CAPITAL EXPENDITURES

Furnishings/Appliances . . . . . 145,000.00  
 Interior/Exterior . . . . . 298,000.00  
 Paving/Retaining Walls . . . . . 473,950.00  
 Equipment/HVAC . . . . . 100,000.00  
 Landscaping/Signage . . . . . 6,540.00  
 Maintenance/Laundry/Office . . . . . 57,000.00

**TOTAL EXPENDITURES . . . . . \$ 1,080,490.00**







*Becky Varn*

## Meet Your New Board Member

**Rebecca "Becky" Varn  
from Ehrhardt, SC**

Becky has been a Foxrun owner for many years; she owns at various other resorts and is very active in TUG and Owners Groups. We welcome Becky and look forward to working with her in the future.

## 2009 Annual Meeting Update

Foxrun Properties held their 2009 Annual Meeting on Monday, May 4, 2009 at the Bald Mountain Country Club. Approximately 25 owners were in attendance. A Quorum was established and two officers were elected: Curt Holland (incumbent) and Becky Varn were elected to three year terms to the Foxrun Property Owners Association Board of Directors.

Your Board struggles each election to reach a quorum; please do your part and vote each year in the election as your support as an owner is needed.

## Remember...

If you are interested in running for the Foxrun Board of Directors, applications are available **January 2010** by calling **(828) 625-0097** and are due in no later than **March 1, 2010**. All applications are to be submitted to the Nomination Committee for review and approval.



# VRI\*ety

Exchange Program

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What would you like to do?

*Beaches, Mountains, Deserts*



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[www.VRletyexchange.com](http://www.VRletyexchange.com)

# Timeshare Datashare: Average Maintenance Fees in 2008

*Provided by: ARDA International Foundation  
June 2009*

According to State of the Vacation Timeshare Industry: United States Study, 2009 Edition, the timeshare industry reported an average annual maintenance fee of \$646 per interval in 2008, a 12.3% increase from 2007.

Specifically, studio units average \$464 annually in maintenance fees, one-bedroom units average \$542, and two-bedroom-plus units average \$739 annually. About 10 percent of resorts have maintenance fees averaging less than \$400, while another 36 percent have maintenance fees of \$700 or more.

Resorts in the Pacific region charged the highest maintenance fees, while South Central and South Atlantic resorts charged the lowest.

Unit Type	Maintenance Fee
Studio	\$464
One-bedroom	\$542
Two-bedroom +	\$739
Overall	\$646

*Source: AIFState of the Vacation Timeshare Industry: United States Study, 2009 Edition, prepared by Ernst and Young*

***Maintenance Fees for 2009 at Foxrun were \$615.00, which is approximately 19% less than the 2008 average for a 2 bedroom and 5% less than the overall average.***

## BUDGET MEETING

The Foxrun Property Owners Association's Budget Meeting  
has been scheduled for

**Monday, August 31, 2009 at 9:00 am**  
at the VRI Welcome Center,  
180 Herman Wilson Road, Lake Lure, NC 28746



## Boat Slips

VRI is currently responsible for renting your Timeshare Boat Slips.

If you would like to reserve a boat slip during your week of ownership, please contact our office at (828) 625-0097; we have three (3) available through VRI Management.

Slip Rentals are \$20.00 per day or \$100.00 per week and require a valid permit from the Town of Lake Lure.

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## Rentals

VRI has a very successful rental program at "The Mountains." You as an owner may use this program as an additional option to banking or traveling to your resort. If you are interested in utilizing our rental program, please call our office at 828-625-0097.

Nightly Rates are as follows:

<b>DATES</b>	<b>NIGHTLY</b>
<b>November 1 thru February 28</b>	<b>\$125</b>
<b>March 1 thru May 31</b>	<b>\$140</b>
<b>June 1 thru October 31</b>	<b>\$155</b>

Holidays require a three-night minimum stay. Two-night minimum stay is required during all other times. Rates do not include State and Local taxes and are subject to change without notice.

As an owner, if you put your unit in the rental program, you will receive 65% of the income less any fees listed in the Rental Agreement.

This is also a great opportunity to extend your stay or book additional vacations for your family and friends!



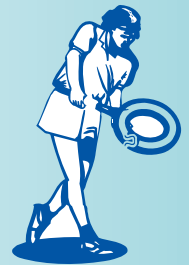
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**Website:** Please take the time to check it out at

**[www.foxrunatlakelure.com](http://www.foxrunatlakelure.com)**

# 2010 RCI WEEKS CALENDAR

Unit Week Number	2010 Friday to Friday	2010 Saturday to Saturday	2010 Sunday to Sunday
1	Jan. 1 - Jan. 8	Jan. 2 - Jan. 9	Jan. 3 - Jan. 10
2	Jan. 8 - Jan. 15	Jan. 9 - Jan. 16	Jan. 10 - Jan. 17
3	Jan. 15 - Jan. 22	Jan. 16 - Jan. 23	Jan. 17 - Jan. 24
4	Jan. 22 - Jan. 29	Jan. 23 - Jan. 30	Jan. 24 - Jan. 31
5	Jan. 29 - Feb. 5	Jan. 30 - Feb. 6	Jan. 31 - Feb. 7
6	Feb. 5 - Feb. 12	Feb. 6 - Feb. 13	Feb. 7 - Feb. 14
7	Feb. 12 - Feb. 19	Feb. 13 - Feb. 20	Feb. 14 - Feb. 21
8	Feb. 19 - Feb. 26	Feb. 20 - Feb. 27	Feb. 21 - Feb. 28
9	Feb. 26 - Mar. 5	Feb. 27 - Mar. 6	Feb. 28 - Mar. 7
10	Mar. 5 - Mar. 12	Mar. 6 - Mar. 13	Mar. 7 - Mar. 14
11	Mar. 12 - Mar. 19	Mar. 13 - Mar. 20	Mar. 14 - Mar. 21
12	Mar. 19 - Mar. 26	Mar. 20 - Mar. 27	Mar. 21 - Mar. 28
13	Mar. 26 - Apr. 2	Mar. 27 - Apr. 3	Mar. 28 - Apr. 4
14	Apr. 2 - Apr. 9	Apr. 3 - Apr. 10	Apr. 4 - Apr. 11
15	Apr. 9 - Apr. 16	Apr. 10 - Apr. 17	Apr. 11 - Apr. 18
16	Apr. 16 - Apr. 23	Apr. 17 - Apr. 24	Apr. 18 - Apr. 25
17	Apr. 23 - Apr. 30	Apr. 24 - May 1	Apr. 25 - May 2
18	Apr. 30 - May 7	May 1 - May 8	May 2 - May 9
19	May 7 - May 14	May 8 - May 15	May 9 - May 16
20	May 14 - May 21	May 15 - May 22	May 16 - May 23
21	May 21 - May 28	May 22 - May 29	May 23 - May 30
22	May 28 - June 4	May 29 - June 5	May 30 - June 6
23	June 4 - June 11	June - June 12	June 6 - June 13
24	June 11 - June 18	June 12 - June 19	June 13 - June 20
25	June 18 - June 25	June 19 - June 26	June 20 - June 27
26	June 25 - July 2	June 26 - July 3	June 27 - July 4
27	July 2 - July 9	July 3 - July 10	July 4 - July 11
28	July 9 - July 16	July 10 - July 17	July 11 - July 18
29	July 16 - July 23	July 17 - July 24	July 18 - July 25
30	July 23 - July 30	July 24 - July 31	July 25 - Aug. 1
31	July 30 - Aug. 6	July 31 - Aug. 7	Aug. 1 - Aug. 8
32	Aug. 6 - Aug. 13	Aug. 7 - Aug. 14	Aug. 8 - Aug. 15
33	Aug. 13 - Aug. 20	Aug. 14 - Aug. 21	Aug. 15 - Aug. 22
34	Aug. 20 - Aug. 27	Aug. 21 - Aug. 28	Aug. 22 - Aug. 29
35	Aug. 27 - Sep. 3	Aug. 28 - Sep. 4	Aug. 29 - Sep. 5
36	Sep. 3 - Sep. 10	Sep. 4 - Sep. 11	Sep. 5 - Sep. 12
37	Sep. 10 - Sep. 17	Sep. 11 - Sep. 18	Sep. 12 - Sep. 19
38	Sep. 17 - Sep. 24	Sep. 18 - Sep. 25	Sep. 19 - Sep. 26
39	Sep. 24 - Oct. 1	Sep. 25 - Oct. 2	Sep. 26 - Oct. 3
40	Oct. 1 - Oct. 8	Oct. 2 - Oct. 9	Oct. 3 - Oct. 10
41	Oct. 8 - Oct. 15	Oct. 9 - Oct. 16	Oct. 10 - Oct. 17
42	Oct. 15 - Oct. 22	Oct. 16 - Oct. 23	Oct. 17 - Oct. 24
43	Oct. 22 - Oct. 29	Oct. 23 - Oct. 30	Oct. 24 - Oct. 31
44	Oct. 29 - Nov. 5	Oct. 30 - Nov. 6	Oct. 31 - Nov. 7
45	Nov. 5 - Nov. 12	Nov. 6 - Nov. 13	Nov. 7 - Nov. 14
46	Nov. 12 - Nov. 19	Nov. 13 - Nov. 20	Nov. 14 - Nov. 21
47	Nov. 19 - Nov. 26	Nov. 20 - Nov. 27	Nov. 21 - Nov. 28
48	Nov. 26 - Dec. 3	Nov. 27 - Dec. 4	Nov. 28 - Dec. 5
49	Dec. 3 - Dec. 10	Dec. 4 - Dec. 11	Dec. 5 - Dec. 12
50	Dec. 10 - Dec. 17	Dec. 11 - Dec. 18	Dec. 12 - Dec. 19
51	Dec. 17 - Dec. 24	Dec. 18 - Dec. 25	Dec. 19 - Dec. 26
52	Dec. 24 - Dec. 31	Dec. 25 - Jan. 1	Dec. 26 - Jan. 2
53	Dec. 31 - Jan. 7		





**PROPERTY OWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS**

**RESORT**

**FOXRUN**

180 HERMAN WILSON ROAD  
LAKE LURE, NC 28746  
(828) 625-0097  
FAX: (828) 625-0049

**PRESIDENT**

**DIANE SCOTT**

E-MAIL: olscott@bellsouth.net

**TREASURER**

**CHERYL STOTT**

E-MAIL: nstott@windstream.net

**VICE PRESIDENT**

**CURT HOLLAND**

E-MAIL: curtholland@citadel.edu

**DIRECTORS**

**TIM SOUTHARD**

E-MAIL: rtntune@carolina.rr.com

**ALISON MARTIN**

E-MAIL: abmartin64@yahoo.com

**SECRETARY**

**MIKE HARMER**

E-MAIL: mharmer@bellsouth.net

**BECKY VARN**

E-MAIL: reveccavarn@msn.com

**IMPORTANT TELEPHONE NUMBERS**

**Foxrun Resort**

**FOXRUN OFFICE** ..... (828) 625-0097  
**RESORT FAX** ..... (828) 625-0049  
**RESORT SECURITY**..... (828) 694-3046

**OFFICE HOURS**

**MONDAY-THURSDAY** ..... 8:00 a.m. – 6:00 p.m.  
**FRIDAY-SUNDAY** ..... 8:00 a.m. – 7:00 p.m.

**EXCHANGE INFORMATION**

**RCI (RESORT CONDOMINIUMS)** ..... 1 (877) 874-3334  
**II (INTERVAL INTERNATIONAL)** ..... 1 (800) 843-8843  
**VRI\*ety** ..... 1 (888)-203-1044

**RESALES**

**TheMVPservices**..... 1 (877) 687-4408 or (828) 625-0799

**VACATION OWNER SERVICES**

**ASSESSMENT BILLING & COLLECTIONS** ..... (828) 625-0097  
**RENTALS**..... (866) 469-8222 or (828) 625-0097  
**CENTRAL RESERVATIONS** ..... 1 (866) 4MY-VACATION  
..... 1-866-469-8222

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The Foxrun Property Owners Association Resort Newsletter publication is intended solely as a vehicle for the owners and Board of Directors. The purpose of this newsletter is to relate membership information, correspondence, stories, facts, and news deemed appropriate or relevant to the interest of the owners.

**CONTRIBUTING EDITORS**

- Diane Scott, *President*
- Curt Holland, *Vice President*
- Mike Harmer, *Secretary*
- Cheryl Stott, *Treasurer*
- Tim Southard, *Director*
- Allison Martin, *Director*
- Becky Varn, *Director*
- Steve White, *Vice President of Resort Operations/VRI*
- Jeanette Elliott, *General Manager, VRI*

