



Off-Season Hours

Office Hours:

Mon - Fri 9:00am-5:00pm

Recreation Center Off-Season Hours:

M/W/F 9:00am-8:00pm

T/TH 9:00am-5:00pm

Saturday 10:00am-9:00pm

Sunday 10:00am-8:00pm



www.oceandunesresortnc.com

Ocean Dunes Monthly, January 2016

WHAT'S NEW at Ocean Dunes

- The Kuester Management after-hours emergency maintenance number is 1-888-600-5044. Please choose option 1 for the maintenance department.
- Have you checked out your **website** lately? Go to www.oceandunesresortnc.com.
- **Insurance:** Is your bank or mortgage company asking for a Certificate of Insurance? Go to www.cais-usa.com, click the "Request a Certificate" button & complete the form. Also, you can call CAIS at 1-888-320-2021.
- **Closing Information:** Any closing information can be obtained using www.HomeWiseDocs.com.
- **Charter Spectrum Cable:** 1-888-345-7139



***Visit us and "like" us on Facebook!*

*OceanDunesKureBeach or
kure.beach.5@facebook.com*

Reminders – Important Dates:

- January 19, 2016: Optional pest control spraying. Contact the office if you would like to have your unit sprayed
- January 30, 2016: Open Board meeting at 10am in the Rec. Center.

Important Community Updates:

- ** The Recreation Center (and office) will be closed for the holidays Friday, January 1 (New Year's Day).
- ** The January Open Board Meeting has been moved to January 30.

WELCOME

As a community we would like to welcome our newest homeowners:

- Kevin and Perry Motsinger in 602
- Macon and Rhonda Griffin in 2202B

Important Reminder

Due to several scheduling conflicts, the January Homeowners Meeting has been moved from January 16 to January 30 at 10:00am in the Rec. Center. All are encouraged to attend. We will provide a teleconference number as well.

600 Building Update

Work continues on the 600 building. As you've certainly noticed by now, we have finished cleaning out the storage units and completed the demolition in the carports of the 600 building. Our engineer was here on December 28 to do a complete assessment in order to generate a full report and scope of work for the project. When the report is generated, we will get our contractor in to do the necessary repairs and our pest control experts will come to treat for the powder post beetles.

Roof Repairs

What's more important than having a roof over your head? In this case, it's having one that doesn't leak. Years of neglect and a whole lot of rough summer and autumn weather have left us with some hefty roof issues. We have been working closely with Highland Roofing to make several repairs on many of the buildings and, as of this writing, most have been completed. We'll continue to monitor and repair them all and later in 2016, the cycle of roof replacements (including the 2100 building) will continue.

Resurrection of the Hot Tub

As we move into the winter months and colder temperatures, we are happy to announce that we are in the process of a two part revamping of the hot tub at the Rec. Center. In the first phase of the repairs, we will be repairing the Heater (yay!) and replacing the multiport, or plumbing hub for the system. This will make the hot tub functional and warm, again. Later in 2016, we will likely undertake a beautification project that will repair tile and a malfunctioning jet. While these repairs are costly, we feel they are important to a very appealing amenity, here at Ocean Dunes.

Call for Director Candidates

There will be three director openings up for vote at the Annual Meeting in May. Al Woodall and Dave Brauer cannot run again for at least a year (but can serve on committees). Bob Plazzo is eligible to run again.

Although you vote for a director and not for a specific position (the newly elected board assigns positions), the new board will be needing people with backgrounds in finance and insurance.

We will be sending out the official call for candidates in the mail in January. Applications must be received by March 1, 2016. All applicants must be members "in good standing"; that is, all assessments must be paid up.

Sand on the Beach – Update

Kure Beach Town officials met with the U.S. Army Corps of Engineers last week about the upcoming Coastal Storm Damage Reduction (CSDR) project (sand on the beach). The Corps announced at the meeting, that due to extensive storm damage and availability of funding, an additional 60,000 cubic yards of sand will be pumped on the beach. Additionally, instead of stopping at Myrtle Avenue as originally contracted, sand will be placed on the beach all the way to N Avenue.

Another change is that the project will begin in the north section of town rather than in the south. This is necessary because the location of the borrow area in the ocean where the sand will be pumped is closer to the northern section. Areas receiving sand will be:

- North Carolina Avenue in Carolina Beach to N Avenue in Kure Beach
- Davis Road to Camp Wyatt Court (Ocean Dunes area) in Kure Beach

The contractor is staging equipment at the Ocean Boulevard access in Carolina Beach. It is expected that pumping sand will begin sometime in January.

Town of Kure Beach Stickers Available

The 2016 Kure Beach Vehicle License Tax Decal for January 1, 2016 through December 31, 2016 is available for purchase now at Town Hall.

Current Full-Time Residents

According to Town ordinances, each owner of a motor vehicle that has a current NC license plate and resides within the Town full-time must pay a vehicle tax of \$5.00 per vehicle. If you do not pay your vehicle tax by March 31st, a late fee of \$10 will be added to the tax. Violation of this ordinance is a \$25 civil citation for first offense. Second offense is a misdemeanor charge.

Non-Resident Property Owners (Optional)

Because you aren't a full-time resident, you are not required to pay the \$5.00 vehicle tax; however, you may still want to obtain a vehicle decal. In the event of an evacuation, vehicle decals help law enforcement officials to identify property owners in order to grant access back onto the island. The decal is available to you at the regular price, year-round.

Payment Of Vehicle Tax

Vehicle registration(s) must be presented at time of payment. Payment may be in the form of cash, check made out to the Town of Kure Beach, or Visa, MasterCard or Discover (includes a small fee for use of credit card).

To purchase a decal via mail, enclose a self-addressed, stamped envelope, a copy of the vehicle registration with the Kure Beach street address noted on the copy (if it is not already on the registration), along with your payment to: Town of Kure Beach, Decal Department, 117 Settlers Lane, Kure Beach, NC 28449. You may also pay online via the Town's website at www.townofkurebeach.org.

2100 Building Renovation

Ocean Dunes is about to take on its largest reconstruction project to date and the Board of Directors has developed a planning timeline for work, which is expected to take 18 to 24 months to complete.

As with all of our reconstruction projects, owners will not be able to rent their units during the construction period. We have therefore developed a modified project timeline to minimize the impact to rental income. As a result, the timeline for completion is significantly extended, but we believe this approach is in the best interest of owners that rely on rental income. It allows possible rental of one or both ends of the building during contingency periods.

We will perform the reconstruction in two phases, north end and south end, with each phase taking 9 to 12 months (a 9-month construction period with an additional 3 months of contingency) to complete, with the first phase starting at the end of the 2016 peak rental season (around the first week in Sept.).

As with all construction projects, the contingency period allows for unexpected delays due to things like weather or additional work required to address unforeseen issues.

We recently contracted with the engineering firm of David Terkeltoub and Associates to develop the bid package and oversee the competitive bidding process and construction project. The design and bid phase is just now starting and should complete in late spring with the selection of a contractor. Please keep in mind that the timeline may require modification due to feedback from contractors during the bidding process.

2016 Holiday Closures

Both the Rec. Center and the office will be closed on the following holidays:

Thanksgiving – Thursday Nov. 24, 2016
Christmas Day – Sunday Dec. 25, 2016
New Year's Day – Sunday Jan. 1, 2017

Change in Kuester Representative

Phil McLeod, our Kuester site manager, has left to pursue greener pastures. Chris Chaffin has returned as our Kuester representative. You can contact Chris at chris@kuester.com.

Long Range Planning Committee Update

Starting in January, the Long Range Planning Committee will perform the 2016 annual update to the Reserve Study. The current framework of the Reserve Study was finalized in early 2015 and represented the first detailed long range (10 year) plan for maintaining all of our property assets.

The Reserve Study forms the basis for our Capital Budget and Reserve Budget. It undergoes a full update once annually and is incrementally updated throughout the year as priorities change or new information becomes available.

The current Reserve Study documents are available on the Ocean Dunes website. The updated Reserve Study will be presented at the 2016 annual meeting in May.

Pleasure Island Events

Reggae Flow & Relax

Reggae Yoga Flow & Relax starts Wednesday, January 6 at 6:30pm at the Community Center. Join Carla Ann Drummond Yoga for an hour-long class that combines warming stretches, fun flowing sequences, and a final guided relaxation to restore your mind and body – all set to an awesome Reggae playlist. Beginners welcome! Class is pay what you can. Come a few minutes early to sign in and get settled. Please bring a yoga mat, towel, and water bottle. Come feel the difference!

Watercolor Wednesday

Watercolor Wednesday returns for another 2- week session on January 13 at the Community Center. Class will be held from 12:30-3:30pm and the cost is \$30 for the 2-week session. Registration forms can be found here or at Town Hall. Bring your completed registration form, payment, and supplies to the first class.

Aikido

Aikido continues every Tuesday and Thursday evening at the Community Center. Youth classes are held between 6-7pm, and adult classes follow from 7-9pm. To register, call 919-465-0403 or visit the Cape Fear Aikido Association website for more information.

Line Dance

Line Dance with Ron Griffin also continues on Thursday mornings from 10-11am at the Community Center. The cost is \$1 and no registration is required.

Treefest 2016

The New Hanover County Parks & Gardens Department will sponsor TreeFest, an annual distribution of free tree and grass seedlings. It will be held on Friday, January 22 and Saturday, January 23, 2016 from 10am to 5pm (or until trees run out) in the JC Penney end court inside the Independence Mall. Although the seedlings are free, there is a suggested donation of \$3 per household to help ensure that TreeFest will return next year. There is a limit of 5 trees and/or grasses per household. Seedlings will be wrapped in wet newspaper and a compostable bag that may be reused or planted with your tree, then placed in a plastic bag for transporting. Please consider bringing a used plastic grocery bag with you to reduce the number of new plastic bags in our community. Before coming, consider the size of your site, whether utility lines exist above and below ground, proximity to buildings and site conditions such as soil type, drainage or sun exposure. There will be experts on hand to help you decide which tree or grass will work best for your site, as well as how to take care of them.

EXERCISE YOUR BRAIN

Across

1. Regions
6. Client
10. Musical sign
14. Fido's rope
15. Lima's country
16. Tibetan priest
17. Test for flavor
18. Unusual
19. Heroic
20. Phone company employee
22. Scrapbook need
23. Diva's specialty
24. Most cherished
26. Not messy
29. "A ____ Home Companion"
31. High card
32. Broadcast
36. Highland Scot
38. Arguments
40. Salad fish
41. Rug type
43. Biology, e.g. (abbr.)
44. Least fatty
47. Not fake
48. Liberate
51. Firefighter's need
53. Boot out
54. Did again
58. ____ Carvey of SNL
59. Floating
61. Nimble
62. March date
63. Speak wildly
64. Large spoon
65. Fender nick
66. Legend
67. Express scorn

Down

1. Palo ____
2. Cut grain
3. Relieve
4. Off the path
5. Clip
6. Clamor
7. Singe
8. Goof
9. Regret
10. Most transparent
11. Expire
12. Sends forth

1	2	3	4	5		6	7	8	9		10	11	12	13
14						15					16			
17						18					19			
20						21					22			
			23					24	25					
26	27	28			29		30							
31							32					33	34	35
36			37		38	39					40			
41				42								43		
			44					45	46		47			
48	49	50						51		52				
53							54					55	56	57
58					59	60					61			
62					63						64			
65					66						67			

13. Phase
21. Overturn
22. Hurt
24. Grime
25. Historic periods
26. Folded tortilla dish
27. Froster
28. Sandwich store
30. "____ of Two Cities" (2 wds.)
33. Inspiring one
34. Peruvian native
35. Kite part
37. Air a TV program
38. RR stops
39. Window section
42. Cool!
45. Knife holder
46. Apex
47. President Ronald ____
48. Redecorated
49. Avoid
50. Flax product
52. Embossed emblems
54. Budget item
55. Ocean current
56. She (Fr.)
57. Bambi, for one
59. Provide weapons
60. Speak

Recipe of the month: Southern Hoppin' John



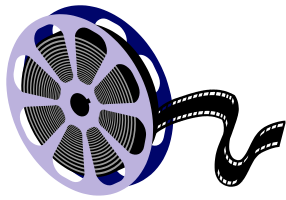
Ingredients:

1 tablespoon olive oil
1 large ham hock
1 cup onion, chopped
1/2 cup celery, chopped
1/2 cup green pepper, chopped
1 tablespoon chopped garlic
1 pound black-eyed peas, soaked overnight and rinsed
1 quart chicken stock
Bay leaf
1 teaspoon dry thyme leaves
Salt, black pepper, and cayenne
3 tablespoons finely chopped green onion
3 cups steamed white rice

Instructions:

1. Heat oil in a large soup pot, add the ham hock and sear on all sides for 4 minutes.
2. Add the onion, celery, green pepper, and garlic, cook for 4 minutes.
3. Add the black-eyed peas, stock, bay leaves, thyme, and seasonings. Bring to a boil, reduce the heat and simmer for 40 minutes, or until the peas are creamy and tender, stir occasionally. If the liquid evaporates, add more water or stock.
4. Adjust seasonings, and garnish with green onions. Serve over rice.

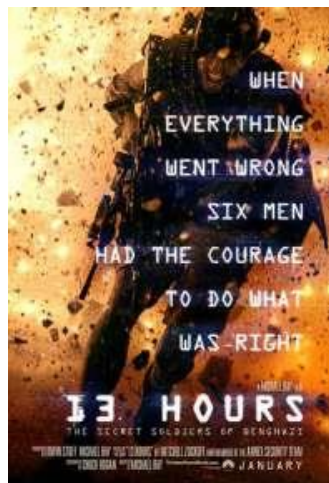
WHAT'S NEW AT THE MOVIES!



The Forest 1/8/2016

Rising with terrifying grandeur at the base of Mt. Fuji in Japan, the legendary real-life Aokigahara Forest is the suspense-filled setting of the supernatural thriller. A young American woman, Sara (Natalie Dormer of “Game of Thrones” and “The Hunger Games”), journeys there in search of her twin sister, who has mysteriously disappeared. In the company

of expatriate Aiden (Taylor Kinney of “Chicago Fire”), Sara enters the forest having been well warned to “stay on the path.” Determined to discover the truth about her sister’s fate, Sara will have to face the angry and tormented souls of the dead that prey on anyone who dares come near them. These malevolent spirits lying in wait for Sara at every turn will plunge her into a frightening darkness from which she must fight to save herself.



13 Hours 1/15/2016

Six members of the Annex Security Team defend the U.S. Consulate in Benghazi, Libya, from an attack by Islamic militants.



Norm of the North 1/15/2013

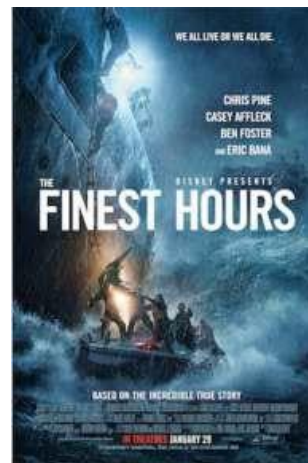
A polar bear of many words, Norm’s greatest gripe is simple: there is no room for tourists in the Arctic. But when a maniacal developer threatens to build luxury condos in his own backyard, Norm does what all normal polar bears would do...he heads to New York City to stop it. With a cast of ragtag lemmings at his side, Norm

takes on the big apple, big business and a big identity crisis to save the day.



The 5th Wave 1/22/2016

In the new film The 5th Wave, four waves of increasingly deadly attacks have left most of Earth decimated. Against a backdrop of fear and distrust, Cassie is on the run, desperately trying to save her younger brother. As she prepares for the inevitable and lethal 5th wave, Cassie teams up with a young man who may become her final hope - if she can only trust him.



The Finest Hours //29/2016

A heroic action-thriller, “The Finest Hours” is the remarkable true story of the greatest small boat rescue in Coast Guard history. Presented in Digital 3D™ and IMAX® 3D, the film will transport audiences to the heart of the action, creating a fully-immersive cinematic experience on an epic scale. On February 18, 1952, a massive nor’easter struck New England,

pummeling towns along the Eastern seaboard and wreaking havoc on the ships caught in its deadly path, including the SS Pendleton, a T-2 oil tanker bound for Boston, which was literally ripped in half, trapping more than 30 sailors inside its rapidly-sinking stern. As the senior officer on board, first assistant engineer Ray Sybert (Casey Affleck) soon realizes it is up to him to take charge of the frightened crew and inspire the men to set aside their differences and work together to ride out one of the worst storms to ever hit the East Coast.

January 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
27	28 Trash Pickup	29	30 9a Water Aerobics (Indoor pool 9:00 AM - 10:00 AM)	31	1 New Year's Day - Rec. Ctr. Closed 9a Water Aerobics (Indoor pool 9:00 AM - 10:00 AM)	2
3 Festival of Sleep	4 Trash Pickup	5 National Bird Day	6 9a Water Aerobics (Indoor pool 9:00 AM - 10:00 AM)	7	8 9a Water Aerobics (Indoor pool 9:00 AM - 10:00 AM)	9
10 Houseplant Appreciation Day	11 Trash Pickup	12	13 9a Water Aerobics (Indoor pool 9:00 AM - 10:00 AM)	14 Dress Up Your Pet Day	15 9a Water Aerobics (Indoor pool 9:00 AM - 10:00 AM)	16
17 Trash Pickup Martin Luther King Day	18	19 National Popcorn Day	20 9a Water Aerobics (Indoor pool 9:00 AM - 10:00 AM)	21	22 9a Water Aerobics (Indoor pool 9:00 AM - 10:00 AM)	23 National Pie Day
24 Trash Pickup	25	26 Spouse's Day	27 9a Water Aerobics (Indoor pool 9:00 AM - 10:00 AM)	28	29 9a Water Aerobics (Indoor pool 9:00 AM - 10:00 AM)	30 10a OD Board Meeting - Rec. Ctr.
31 Trash Pickup	1	2	3 9a Water Aerobics (Indoor pool 9:00 AM - 10:00 AM)	4	5 9a Water Aerobics (Indoor pool 9:00 AM - 10:00 AM)	6

Solution

