



## 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](http://www.oceandunesresortnc.com)

## Ocean Dunes Monthly, November 2015

### 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](http://www.oceandunesresortnc.com).
- Insurance: Is your bank or mortgage company asking for a Certificate of Insurance? Go to [www.cais-usa.com](http://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](http://www.HomeWiseDocs.com).
- Charter Spectrum Cable: 1-888-345-7139



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

*OceanDunesKureBeach or*

*[kure.beach.5@facebook.com](mailto:kure.beach.5@facebook.com)*

# WELCOME

Ocean Dunes would like to welcome our newest homeowners, Claudio and Martha Camacho, in unit 2304A

### Reminders – Important Dates:

- Monday, November 9, 2015: 2016 Budget ballots need to be returned by close-of-business.
- November 14, 2015: Open Meeting at 10am in the Rec. Center. 2016 budget will be ratified.
- The Ocean Dunes office and Rec Center have switched to Off-Season hours. Please note the new hours, listed above.
- In late November, we will begin pest control for powderpost beetles in the 600 building. This will affect only the 600 building.
- The Town of Kure Beach is scheduled to begin beach re-nourishment on November 16, 2015. They are slated to start near the 1500 building and move north from there.
- On Thanksgiving Day, November 26, the HOA office and Rec Center will be closed. Both will re-open Friday, November 27 at 9:00am.

## **Beach Nourishment Begins Nov. 16**

KB's next beach nourishment (now called coastal storm damage reduction or CSDR) project will begin November 16, 2015 and be completed by April 30, 2016.

Funding for this project is 65% from the Federal government, 17.5% from the State of N.C., and 17.5% from the Room Occupancy Tax (ROT) fund. No Kure Beach tax dollars are used for this project, nor have any been used in the past.

Sand will be placed in two areas as follows:

- N. Carolina Avenue in Carolina Beach to Myrtle Avenue in Kure Beach
- Davis Road to Camp Wyatt Court in Kure Beach (some of OD falls in this area)

Approximately 592,000 cubic yards of sand will be placed on the beach. Work will begin in the southern area first. Once our project is finished, Carolina Beach will receive their nourishment.

## **Kure Beach Appraising Properties for Local Taxes**

Kure Beach is currently doing an appraisal of properties prior to adjusting local property taxes. You may have received a form in the mail indicating how your unit has been appraised. Read it carefully! Some Ocean Dunes properties have been listed with an incorrect number of bedrooms, bathrooms or square footage. You may be taxed for more than you actually own.

Specifically, look at:

- Parcel ID – it should be the same as on your property tax bill.
- Bedrooms, Baths, ½ Baths
- Total Heated Living Area

If you find errors or have not received a statement, contact the New Hanover County Tax Dept. at 1-910-798-7300 or go to the Property Questionnaire at <http://tax.nhcgov.com/forms/property-tax-questionnaire/>.

## **Remember to Pay Room Occupancy Tax**

If you rent out your unit for more than 15 days total in a calendar year, you must charge renters a

separate 6% New Hanover County Room Occupancy Tax (ROT). The tax is payable to the county in monthly installments.

This applies only to short-term rentals. If you have the same tenant for more than 90 continuous days, this does not apply. If you use a rental agency, they should already be collecting and reporting the tax to the county. If you rent your unit out yourself, you are responsible for collecting and reporting the tax. Please contact Keith Harabin in the Tax Dept. at 1-910-798-7113.

## **Parking Problems Still Exist**

The summer season has ended but parking is still a problem sometimes here at Ocean Dunes. Make sure that you and your guests are not part of the problem:

- Park only in carports, garages, and marked parking places.
- Pull your car completely under your carport. If your car is sticking out into the driveway, it makes it harder for other owners to drive or walk by and access their own parking spots.
- Loading/unloading zones are just for that. When you are finished, move your car. These zones are not parking spots.
- Additional cars or vehicles that don't fit into the carport can be parked in guest spaces, including those by the Rec. Ctr.
- Please don't block stairs.
- Instruct visitors and service people to observe these parking rules.

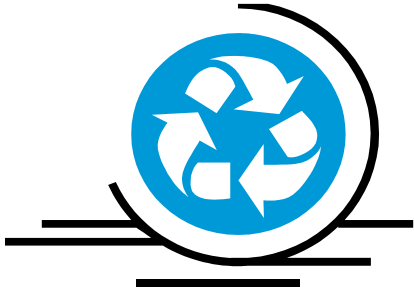
Remember, we will tow cars that are not parked in legal spaces.

## **2016 Monthly Dues Questions**

There have been some questions on the increase in monthly dues from 2015 to 2016. On the surface, dues may appear to be going up almost \$200 a month per unit.

In 2015, you paid 12 equal monthly installments plus 2 lump-sum payments for the budget adjustment. Your 2016 dues are shown as 12 equal monthly installments only. If you compare the total 2015 payments with the proposed 2016 payments, your total dues have only gone up about 2.8%, or less than \$25 a month for most owners.

## Important Trash Reminder!



- Please remember our provided OD trash service will only take what will fit into the receptacle. Please do not pile bulk items around trash cans.
- Bulk trash items should never be left in carports. Our maintenance staff pulls all cans out for pick-up on Mondays, but the trash men will not take bulk items (furniture, blinds, construction materials, etc.) for free.
- Kure Beach provides a bulk pick-up service on Thursdays at a small additional charge, once scheduled.
- For scheduling or assistance, please contact the HOA office. Our maintenance staff is willing to help after hours, but this is not a provided HOA service.

## A Friendly Reminder on Pest Control:

Our final Allied Pest Control contractual spray was on Tuesday, September 15. They will not be back again until Tuesday, December 15. Our 2016 HOA contract begins in March with scheduled sprays taking place the third Tuesday of every month.

Allied will be happy to come spray in our non-contractual months of November, January, and February for any owner who requests winter service. There will be a \$25 charge per homeowner/per extra visit. Please email us if you would like Winter Pest Service.



*\*\*Help keep our neighborhood clean and beautiful.  
Pick up after Fido!*

## Free Prescription Drug Discount Card

The NC League of Municipalities is offering a program that benefits cities and their citizens. The program provides a free prescription discount drug card, with no strings attached. It is useful for people who are uninsured or underinsured and assists most anyone with prescriptions not covered on other benefit plans. There is no paperwork or fees and it is confidential. It also offers discounts on other types of services including eyeglasses, LASIK surgery, hearing aids, dental plans, and diabetic supplies. The card may be used to get discounts on most brand name and generic medications, with discounts up to 75%. It is pre-activated and may be used immediately at over 56,000 pharmacies nationwide.

The free discount prescription drug cards are available in Town Hall at 117 Settlers Lane, from 9:00am to 5:00pm, Monday - Friday.

## DOT Improvements for Carolina Beach Road

NCDOT awarded a contract for improvements on an 8.8 mile stretch of US 421 (Carolina Beach Road) beginning at Snows Cut Bridge and ending at George Anderson Drive. Work is to include grading, drainage improvements, paving and a new traffic signal at Cathay Road. Work is scheduled to begin as soon as October 26, 2015 and be completed by November 21, 2017. It will require some lane closures, but no detours are planned at this time.

For real-time travel information, call 511, visit the Traveler Services section of [ncdot.gov](http://ncdot.gov), or follow NCDOT on Twitter.

## **A Few Fond Farewells**

### **Jack Martin**

The Ocean Dunes Homeowners Association regretfully informs you of the passing of Jack Martin, 83 years young. Jack was a long-time member of the Ocean Dunes family and was very active in the community. He served on the Board and was in fact President of the Association during one of our most trying times in the 1990s. Jack was at the helm during the times two hurricanes, Fran and Bertha, hit the complex in a matter of a few short months. They caused major damage at Ocean Dunes. His leadership and attention to detail successfully brought our community through the 8-month rebuild. Owners that were here during that time fondly remember Jack's calming voice and positive attitude as we met with him to make decisions on repairs to our units and the timeline for those repairs. Jack is survived by Jean, his wife of 58 years, and two children and four grandchildren.

### **Patricia Neal**

Ocean Dunes is sad to announce the passing of Patricia Neal at the age of 80. Patricia came to Ocean Dunes in 2005 from Hartford, Connecticut, via Durham, North Carolina. Truly a woman who loved to help others, she worked with and eventually chaired the Durham Board of Education. Over the years, she was a French teacher, a basketball referee, a soccer coach, a realtor, a singer and a pianist but her first love was care-giving. As a nurse practitioner, her most cherished nursing role was working with Triangle Hospice, serving the end-of-life needs of patients and families in Durham, Orange and Granville counties. Pat was pre-deceased by her husband, Charles, and leaves four children, six grandchildren and two great-grandchildren. Patricia loved the ocean and cherished her time here at Ocean Dunes. She also served on the Board of the Ocean Dunes Homeowners Association for a time.

### **Pat Owen**

In August, Ocean Dunes lost another very special member of our family. Pat Owen was the wife of Gary Owen. Gary was, at one time, President of the Ocean Dunes Homeowners Association. A native tarheel, Pat was born and raised in Chapel Hill. She met her husband Gary while training in New York City to be an x-ray technician. Pat was an avid cat lover as well as a lover of the ocean – in fact, an article Pat wrote on the internal geometry of seashells was published in Life Magazine in 1956. After living in New York, New Jersey and Virginia, Pat and Gary returned to her native North Carolina and they settled here in Kure Beach. Pat and Gary were married for 54 years before his passing in 2011. She leaves behind four children, eleven grandchildren and two great-grandchildren and a loving legacy here at Ocean Dunes.

## Upcoming Holidays

November 26, 2015

*Thanksgiving*



Happy Thanksgiving

## Pleasure Island Events

**American Legion Fish Fry**

November 6, 2015

**Cape Fear Kite Festival (910-520-1818)**

November 7-8, 2015



The Cape Fear Kite Festival is held the first FULL weekend in November (November 7 - 8), location: Fort Fisher State Recreation Area, Kure Beach 10:00am - 4:00pm. (wind/weather permitting)

**CBDI Boardwalk BINGO**

November 11, 2015

The American Legion Post 129 Auxiliary presents  
**The 3rd Annual Holiday Craft Show**  
November 14, 2015

**Island of Lights 'Light Up The Lake' celebration**  
(910-458-5507)  
November 27, 2015



**7th Annual Christmas By The Sea**

(Carolina Beach Boardwalk) 910-470-8666

November 27 & 28, 2015

## Christmas Craft Project at the Community Center on November 30

Join members of the Kure Beach Community Center Committee in a craft project that will spread Christmas cheer throughout Town. Lighted chicken wire Christmas globes are easy to construct and make a great addition to any holiday display. The project will take place on Monday, November 30 at 6:30pm at the Community Center. The Committee will be supplying the chicken wire; all you need to bring is lights, gloves, and a \$2 fee plus 2 canned goods. Contact Town Hall at (910) 458-8216 or [parks@tokb.org](mailto:parks@tokb.org) by November 18 with your name, phone number, and email address to sign up. Payment and canned goods will be collected on site the night of the event. Canned goods will be donated to The Help Center of Federal Point.

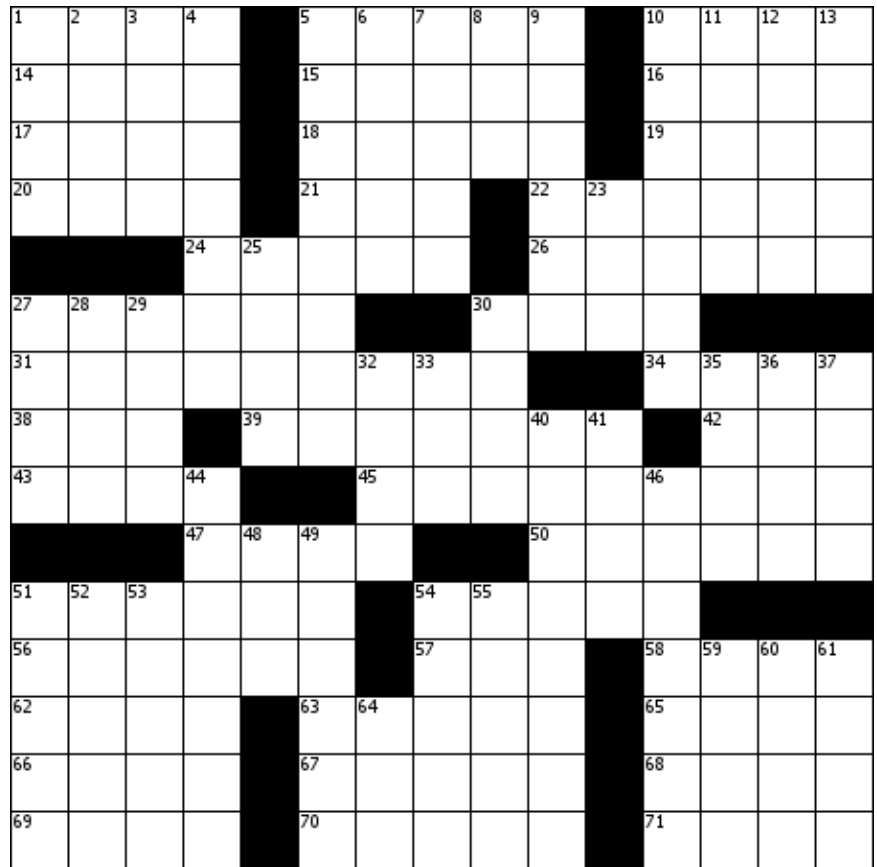
## EXERCISE YOUR BRAIN

### Across

1. Reason for a parental reprimand
5. Contragate figure
10. Parking ticket alternative
13. Truism
15. Snake River locale
16. Hall of Fame star
17. Start of a clubhouse observation
20. Sanctify using oil
21. Word with Mexico or England
22. Cry from the tickled?
23. Upon
25. R.M.N. opponent
27. Actress Thurman
30. Part 2 of the observation
36. Snatches
38. Horse cart
39. Straight-laced finger-wagger
40. Composer Liszt
42. Vent opening?
43. Facilitates
44. One of Seventeen?
45. Canadian singer k.d.
47. Sasquatch cousin
48. Part 3 of the observation
51. American taxpayer's ID
52. Dot follower
53. "Serving \_\_\_\_" (2002 film)
55. Gherkin kin
58. Invite
61. Disgust
65. End of the observation
68. Writer's shortcut
69. Kentucky college, or its town
70. Accounting entry
71. Eight hours, to many workers
72. Plus
73. Great amounts

### Down

1. Complicated account
2. Impulse conductor
3. Storage space
4. Bulgaria's capital
5. Nothing
6. Valhalla ruler
7. Not leave leaves
8. "Tommy" group
9. Trendy
10. It's in the Bible
11. Nabisco nibble



12. Female with a sting

14. Like some candies or fresh breath

18. Didn't get a seat

19. Butt holder

24. Imperial

26. Clinton's birthplace

27. Out of shape

28. Wetland

29. Degrade

31. Food wrap brand

32. Howling hunters

33. Joins together

34. "Waiting for Lefty" playwright

35. Shellac, for one

37. Cuddle

41. Nothing

46. Grind one's teeth

49. Sidesteps

50. Put through the wringer

54. Weekend warrior's woes

55. Turned blue, perhaps

56. Smidgen

57. "Peanuts" fussybudget

59. Lancelot and Galahad

60. Spot for a cap

62. 1995 earthquake city

63. Literary Lamb

64. New Jersey cagers

66. 64-Across arbiter

67. Repeatedly tie the knot?

# Recipe of the month: Oatmeal Pumpkin Pie Bars

Yield: 18-24 bars

## Ingredients:

### **For the Oatmeal Base**

#### **Dry ingredients**

- 2 cups rolled oats
- 3/4 cup spelt flour
- 3/4 cup oat flour
- 1 teaspoon baking powder
- 1/2 teaspoon ground cinnamon
- 1/4 teaspoon ground nutmeg
- 1/2 teaspoon salt

#### **Wet ingredients**

- 1/2 cup almond milk
- 1 tablespoon apple cider vinegar
- 1/2 cup unsweetened applesauce
- 1/4 cup melted coconut oil
- 1/2 cup coconut sugar
- 2 tablespoons maple syrup
- 1 tablespoon flaxmeal
- 1 teaspoon vanilla extract

### **For the Pumpkin Pie Layer**

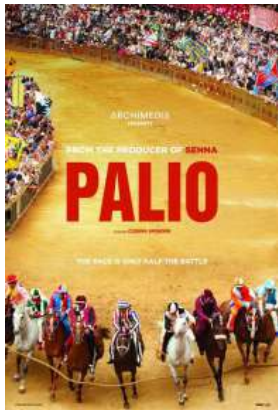
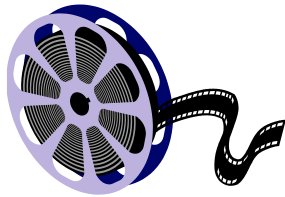
- 2 cans of pumpkin puree (or 3 cups of pumpkin puree)
- 1/3 cup maple syrup
- 1/3 cup coconut sugar (or brown sugar)
- 1/4 cup almond milk
- 1/4 cup arrowroot powder (or cornstarch)
- 3 teaspoons ground cinnamon
- 1 teaspoon ground ginger
- 1 teaspoon ground cloves
- 1/2 teaspoon ground nutmeg
- 1 teaspoon vanilla
- 1/2 teaspoon lemon zest (optional)



## Instructions:

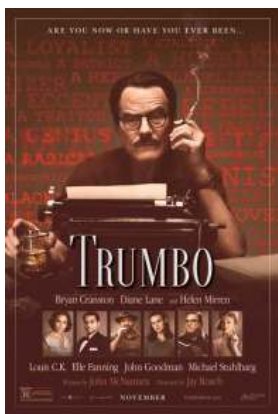
1. Preheat oven to 350 degrees.
2. Lightly grease a 9x13 baking dish.
3. In a large bowl, mix together the dry ingredients for the oatmeal base. In a medium bowl, mix together the wet ingredients. Add the wet ingredients to the dry and mix to combine. Spread the mixture out in the bottom of the prepared baking dish.
4. In a large bowl, thoroughly whisk together the milk and arrowroot powder. Add the rest of the pumpkin pie layer ingredients and mix until fully combined. Spread the layer out on top of the oatmeal base.
5. Bake in the preheated oven for 35-40 minutes, until the edges have turned golden brown. It's okay if the center is still soft or seems undercooked- it will firm up in the fridge.
6. Let cool on the counter before refrigerating for at least 2 hours. It's even better the next day. Slice, serve and enjoy!

## WHAT'S NEW AT THE MOVIES!



### **Palio 11/4/15:**

A young jockey prepares to race in the Palio and hopes to beat his former mentor.



### **Trumbo 11/6/15:**

The successful career of 1940s screenwriter Dalton Trumbo (Bryan Cranston) comes to a crushing end when he and other Hollywood figures are blacklisted for their political beliefs. TRUMBO (directed by Jay Roach) tells the story of his fight against the U.S. government and studio bosses in a war over words and

freedom, which entangled everyone in Hollywood from Hedda Hopper (Helen Mirren) and John Wayne to Kirk Douglas and Otto Preminger.



### **Mediterranea 11/20/2015**

Two African migrants (Koudous Seihon, Alassane Sy) face hostility and violence as they try to make better lives for themselves in Italy.



### **Spectre 007 11/6/15:**

A cryptic message from the past leads James Bond (Daniel Craig) to Mexico City and Rome, where he meets the beautiful widow (Monica Bellucci) of an infamous criminal. After infiltrating a secret meeting, 007 uncovers the existence of the sinister organization SPECTRE. Needing the help of the daughter of an old

nemesis, he embarks on a mission to find her. As Bond ventures toward the heart of SPECTRE, he discovers a chilling connection between himself and the enemy (Christoph Waltz) he seeks.



### **Mockingjay 11/20/2015**

Realizing the stakes are no longer just for survival, Katniss Everdeen (Jennifer Lawrence) teams up with her closest friends, including Peeta (Josh Hutcherson), Gale (Liam Hemsworth) and Finnick for the ultimate mission. Together, they leave District 13 to liberate the citizens of war-torn Panem and

assassinate President Snow, who's obsessed with destroying Katniss. What lies ahead are mortal traps, dangerous enemies and moral choices that will ultimately determine the future of millions.



### **The Peanuts Movie 11/6/15:**

Charlie Brown, Snoopy, Lucy, Linus and the rest of the beloved "Peanuts" gang make their big-screen debut, like they've never been seen before, in state of the art 3D animation. Snoopy, the world's most lovable beagle - and flying ace - embarks upon his greatest mission as he takes to the

skies to pursue his arch-nemesis The Red Baron, while his best pal, Charlie Brown, begins his own epic quest. From the imagination of Charles M. Schulz and the creators of the ICE AGE films, THE PEANUTS MOVIE will prove that every underdog has his day.



## November 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 Daylight Savings Time Begins	2 Trash Pickup	3 National Sandwich Day	4 9a Water Aerobics (Indoor pool 9:00 AM - 10:00 AM)	5	6 9a Water Aerobics (Indoor pool 9:00 AM - 10:00 AM)	7 National Tongue Twister Day
8	9 Trash Pickup	10	11 9a Water Aerobics (Indoor pool 9:00 AM - 10:00 AM)	12	13 9a Water Aerobics (Indoor pool 9:00 AM - 10:00 AM)	14 10a OD Board Meeting Rec Center
15 National Clean Out your Refrigerator Day	16 Trash Pickup	17	18 9a Water Aerobics (Indoor pool 9:00 AM - 10:00 AM)	19 World Toilet Day visit: WaterAid.org	20 9a Water Aerobics (Indoor pool 9:00 AM - 10:00 AM)	21
22	23 Trash Pickup	24	25 9a Water Aerobics (Indoor pool 9:00 AM - 10:00 AM)	26 Thanksgiving Rec Center Closed	27 9a Water Aerobics (Indoor pool 9:00 AM - 10:00 AM)	28
29	30 Trash Pickup	1	2 9a Water Aerobics (Indoor pool 9:00 AM - 10:00 AM)	3	4 9a Water Aerobics (Indoor pool 9:00 AM - 10:00 AM)	5

## Solution

