



www.oceandunesresortnc.com

Ocean Dunes Monthly, February 2018

WHAT'S NEW at Ocean Dunes

- The Kuester Management after-hours 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? Send email to Bethany.Coogle@Acentria.com.
- **Closing Information:** Any closing information can be obtained by contacting Bethany Coogle. Her e-mail is Bethany.coogle@acentria.com.
- **Charter Spectrum Cable:** 1-888-345-7139

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

Recreation Center Hours:
9:00 am – 8:00 pm – every day of the week



***Visit us and "like" us on Facebook!
OceanDunesKureBeach or
kure.beach.5@facebook.com*

Reminders – Important Dates:

- Tuesday, February 20, 2018 – Allied Pest Control optional monthly spraying. You must request this; \$25 will be charged to your unit.

WELCOME

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

- Gregory and Susan Lightcap in Unit 2404

Important Emergency Telephone Numbers

Kure Beach PD	910-458-7586
Kure Beach Fire Department	910-458-2014
Kure Beach Public Works	910-458-5816
Kure Beach Animal Control	910-798-7500
Poison Control	800-222-1222
Duke Power (report power outage)	800-419-6356

The Deep Freeze

It looks like we all survived the deep freeze Mother Nature sent us to start off the year. We were served up a double-dose of freezing rain, ice, and snow, along with an extended period of record low temperatures. It certainly had the staff scrambling to get the property prepared as best they could for the freezing precipitation and cold. It also brought up an issue for the Ocean Dunes Board of Directors, in that, over the years, we have not developed a winter policy to help mitigate issues related to very unusual winter weather phenomena. The board is quickly developing an action plan.

Salt and ice melt are two big components of winter weather preparation. Typically, the staff has salted the pavement at the base of the stairwells, the walkways in the common areas, and any areas that might typically have heavy foot traffic. For this past storm, we upped the ante and salted all of the stairwells, top to bottom, and several of the walkways. Over the course of the storm and its aftermath, approximately three quarters of a ton of ice melt and salt were put out. We try to be very careful with the salt and ice melt, as they are very bad for the landscaping.

Carport spigots were hit particularly hard by the cold temperatures. When the temperatures crept back up above freezing, we had several leaks. Fortunately, we had no issues inside the units but we had twenty lines burst in the carports. All of the lines were lines that supply the carport spigots. Working with Quality Home Repairs, we've gotten the lines patched and the water flowing, again. Over the next couple weeks, QHR will be replacing the siding and trim in the carports to complete repairs.

Looking forward, there are a few steps owners can take that will help to prevent cold weather issues. The most important and the easiest to do is to make sure your heat is left on during the winter months. Even if you are not going to be in your unit during the cold-weather months, please keep your thermostat set to at least 55 degrees. It will help keep your pipes warm and healthy. The only time your heat kicks on will typically be during very cold nights.

Also, when the temperature is going to go down very low, turn on your faucets to drip and open the cabinet doors under the kitchen and bathroom sinks. While almost none of the plumbing inside the units runs through outside walls, the open doors will help

keep the pipes warm and, in the event that they do freeze, the water drip will alleviate any pressure on the pipes so that they do not burst.

Warm weather shouldn't be too far away. In the meantime, Kuester and the OD board will work on their winter policy and keep you informed as to what it covers. Stay warm!

Winter Project Update

While the winter months may seem quiet around Ocean Dunes, there is a lot going on behind the scenes. The off-season is our chance to catch up on some of the maintenance projects that make Ocean Dunes shine during the busy rental season.

Pools are one of the areas on which we focus a lot of attention. During the off-season, we have the pumps inspected and repaired, replacing bearings and seals so that they will run at peak performance when the pools opened in April and run throughout the season. We'll be upgrading safety and cleaning equipment and getting new updated signage. Just before we open the pools in the spring, we will give the furniture and pool decks a good cleaning and we aim to have the in-pool lights working in the coming weeks.

As the weather permits, we'll get back to some of our painting; touching up the gazebos and walkways and freshening up some of the lines in our parking lots are among the priorities. We've had a wide array of weather conditions this winter so we're a little behind but we hope to catch up quickly as the temperatures climb.

We've been steadily working to repair fences, place landscape timbers, shore up walkways, fix lighting and light posts, and replace worn out signage. We are also slowly phasing some of the new lighting into the common areas. These lights will be more durable and energy efficient and should provide better coverage than our older fixtures. We will continue with these endeavors, while doing our best to keep up with the emergency repairs that come up on a daily basis.

With 196 units, four pools, six walkways, a Rec. Center, and only two maintenance staff members, it's a daunting task to keep up with everything, but we'll keep plugging away at it in an effort to make Ocean Dunes a community you'll be proud to call home.

Latest Update on the Dunes

Bill Moore, of the Ocean Dunes Board of Directors, is leading the project to help protect our community by beefing up areas behind several of our buildings where sand was lost in this year's tropical storms. We have recently sent out emails, updating the owners on the project. The following is from those letters:

When I last wrote, the Contractor we approved had decided to withdraw and we were looking for a new one with two companies bidding. One was a Dunes expert and the other specialized in sand bags. Here is what happened since my last notice:

The 2 companies decided to work together, doing what they both do best. They submitted a detailed plan to place sand bags and replace dunes at the south end of 2100, 1100, 1300, 1700, and 1800. The plan had a price tag of just under \$300,000. The Board approved the plan and made preparations to pay the cost without an assessment or a dues increase. The plans included using Reserves and postponing planned work.

We then set up a final approval meeting with CAMA, based on our plan and a meeting we had with them in October. To our surprise, CAMA suddenly changed the playing field, similar to what they had done to us 7 years ago, after Hurricane Sandy. 7 years ago, CAMA gave us a permit on a Friday to replace the dunes and move their location, based on the recommendations of our dunes expert from UNCW. That Monday, as the trucks filled with sand were arriving, CAMA showed up and told us to either put the dunes back where they were or they would pull the permit. This time, they came and told us that since it had been over 30 days since the storm, and Mother Nature had replaced some of the sand, we no longer had an emergency to do sandbags but we could apply to redo the dunes. Since the Dunes were not replaced by Mother Nature and they did not tell us there were any time restrictions, we had hit an impasse. They gave us two options. First, we could get a minor permit to just replace the dunes, as necessary, but no sandbags. Second, they recommended we ask for a scoping meeting with all the State and Federal stake holders. If they approve, a permit could be quickly issued, though work would have to start within a 30-day window of any future storm damage.

The Board has authorized me to go back to get a revised contract for what would be permitted. I have been authorized to start the process to have a scoping meeting and the Contractor has just come back with a revised proposal. That proposal was approved by the Board at a cost of \$66,000, with an additional cost of up to \$1,000 for the permit.

The new plan approved by the Board puts dunes at 1100, 1300, 1700, 1800, and the southern part of 2100. It also places a new dune between 2100 and the Riggings to stop storm water from coming to the front of 2100. The contract also plants sea oats and puts a fence at the base of the dunes to deter people from climbing on them. The contractor has begun the process of getting the permit and has submitted sand samples so that CAMA can certify we are replacing the sand with comparable sand. The contractor expects to be putting in the sea oats in early February.

I, along with Mike Nieman and Kuester, have begun gathering info for a Scoping meeting. These meetings are only held quarterly, or as necessary, and do we not expect the meeting to be scheduled until February or March.

Roofing Is Underway

We have recently gotten back re-roofing. After a few delays, roof work is now moving along at a great pace. The Ocean Dunes board and Kuester did their homework in looking at the different contractors available to do the work, in order to assure the homeowners they were getting the best and most comprehensive roofing solution for the price. They spent a great deal of time comparing not just the materials but the processes, warranties and workmanship we expected from the companies we had bidding on the project. The 900, 1400, 1500, 2000, 2400, and Rec. Center buildings will all be worked on in the coming weeks and months.

Last Issue

This will be my last issue of the Ocean Dunes newsletter. I am moving on from Ocean Dunes at the end of January. Sally Vann will be taking over the reins, bringing you all the Ocean Dunes news that's fit to print. I'm quite confident she'll carry the torch with great gusto. It's been my pleasure to put together the newsletter each month and I hope it's been informative and entertaining for each of you.

Call for Candidates

The terms of Directors Becky Blackmore, Bill Hensley, and Mark Sposato are up in May. They are all eligible to run again in the election to be held at the Annual Meeting.

Any owner in good standing (all paid up in dues, etc.) interested in running for the three open seats on the Board of Directors must submit an application (including bio and/or resume) by March 1. The application was sent previously by email and is also available under **Forms** on our website at www.oceandunesresortnc.com

Those interested in running must be able to attend meetings and be proficient in email, Word, and Excel to communicate with other Directors. Information on voting for the candidates will be sent out in late March. Results of the vote will be announced at the Annual Meeting on May 5, 2018.

Super Bowl 2018 Party

Everyone is invited to attend our annual Superbowl party, to be held this year on Sunday, February 4th, starting at 5:30pm at the Rec. Center. We have a large-screen TV there for your viewing pleasure. It also gives you a chance to mingle with your fellow residents.

As per usual, guests should bring an entrée or dessert to share and whatever they want to drink. Please let Mark Sposato know, beforehand, what you plan to bring so that we can assure we have a variety of dishes.

Get Your Ice Melt Here

The association is making an ice melt product available to residents for use when the office is closed or maintenance personnel are not available.

This is the policy for the Ocean Dunes Homeowners Association in regard to winter storm preparation:

- *Ice Melt will be used in place of Rock Salt. Ice melt has a lower freezing point and is safe for pets, plants and will also minimize damage to decking nails and hangers.*

- *Owners/ Renters are asked not to go out unless there is an emergency during and after a major snow/ ice storm. In addition, it is suggested you stock up on essentials: examples- water, milk, bread, etc., prior to a storm.*
- *Remember, if the bridge is closed or the roads cannot be driven upon, the Staff has no way to get here and assist as necessary.*
- *The hotline to Kuester will remain open and available.*
- *Prior to an expected storm, Kuester staff will preposition at least 1 or more 40 lb. cans/ bags of ice melt at each building. The number will be decided based on the number of units in each building. In addition, a scoop will be available at each location to assist you in taking some of the ice melt. You will need to bring your own container to carry the ice melt.*
- *Prior to each expected storm, Kuester will notify owners/ rental agencies as to the exact placement of each building ice melt location.*
- *As soon as it is safe for our staff to travel, Kuester personnel will return to OD and begin to further address any other ice or slippery sites within the complex.*

Pleasure Island Events



VOLUNTEERS NEEDED TO SERVE ON COMMITTEES

The Kure Beach Town Council is seeking volunteers to serve on the following committees:

WMPO Bicycle and Pedestrian Committee – Advises the WMPO board on issues regarding bicycle and pedestrian programs, projects, policies and safety concerns. It meets the 4th Thursday of the month at 3 pm in downtown Wilmington.

Marketing Committee - Serves in an advisory capacity to the Wilmington & Beaches Visitors Bureau on marketing and advertising efforts to promote travel and tourism to Kure Beach using Room Occupancy Tax revenue. It meets the 4th Tuesday of the month at 11 am at Town Hall.

Community Center Committee - Oversees the use and condition of the town's Community Center. It meets the 2nd Tuesday of the month at 9:30 am at the center located at 118 N. Third Avenue.

Board of Adjustment alternate member - Hears & decides on the outcome of appeals for variances and decisions of the Building Inspector related to the zoning ordinances of the Town. The board meets annually in January at the Town Hall and as needed when a case comes before the board.

If you are interested in serving your community, please go to <http://townofkurebeach.org/Data/Sites/1/media/committee-application.pdf> for an application and return it to the attention of the Town Clerk at 117 Settlers Lane, Kure Beach, NC 28449 or townclerk@tokb.org.

Stretch & Restore Yoga

On Mondays from 10:30-11:30am at the Community Center, Carla guides this class of mostly seated postures & stretches that are combined with breath work, guided relaxation and meditation for a lovely way to de-stress, heal and recharge. All levels!

Hatha Yoga

On Mondays, 6:30-7:30pm at the Community Center (skips 3rd Monday of the month), give Hatha yoga a try. Accessible to all levels, this class emphasizes building strength, flexibility, and balance by moving through a sequence of postures focusing on alignment and the breath. For your inspiration and enjoyment, a variety of musical playlists will accompany you through this practice. Evening classes are "pay what you can" (suggested donation \$5-10). Daytime classes are \$10 drop-in or purchase a class pass for additional savings: 3 classes for \$27, 6 classes for \$48, 10 classes for \$75. This class is suitable for all levels!

Kure Beach Aikido

Every Tuesday and Thursday from 6:00pm until 9:00pm (Youth from 6:00-7:00pm, Adult from 7:00-9:00pm) at the Kure Beach Community Center. To register, call 919-465-0403. Visit Cape Fear Aikido Association website for more information.

Reggae Yoga Flow

Wednesdays, from 6:30-7:30pm at the Kure Beach Community Center, join us for this Kure Beach favorite, a great mid-week pick-me-up. Head-to-toe stretches, fun flowing-yoga sequences and a short relaxation all set to an awesome Reggae playlist! Good vibes and cool people! Evening classes are "pay what you can" (suggested donation \$5-10). Daytime classes are \$10 drop-in or purchase a class pass for additional savings: 3 classes for \$27, 6 classes for \$48, 10 classes for \$75. This class is suitable for all levels!

Line Dance

Each Thursday, from 10:00am until 11:00am, come and learn to line dance at the Kure Beach Community Center with instructor, Ron Griffin. The cost of class is \$1 per person. For more information, visit www.pleasureislandlinedance.com.

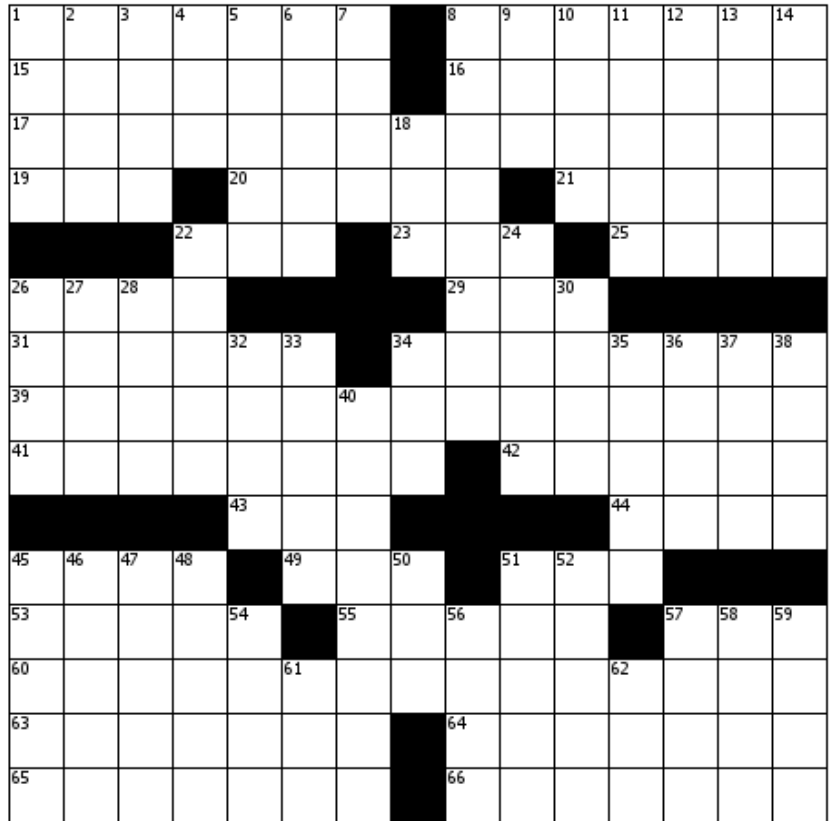
EXERCISE YOUR BRAIN

Across

1. Nightclothes
8. Former USA/USSR rivalry
15. Versify
16. One of the deadly sins
17. Supreme ruler
19. Fast flyer of the past
20. Do blackboard duty
21. The end of ____
22. Exist
23. South African golfer Ernie
25. Snatch
26. Golf club part
29. ____ Alamos
31. Verdi creations
34. Jim Carrey comedy of 1997
39. The, to a grammarian
41. Feelers
42. Amass, as money
43. Gender
44. Doctrines
45. Stalemates
49. "____ walks in beauty ..."
51. And, in Germany
53. Chalcedony
55. Brookner or Bryant
57. Troy sch.
60. They have plus signs
63. Retell
64. No-cost item
65. Purina's partner
66. Visible to the audience

Down

1. Pod occupants
2. White vestments
3. Gag
4. In the past
5. Runner of a sort
6. Shade of blue
7. ____ good example
8. Pink flower
9. Lacto-____ vegetarian
10. Turner of films
11. Sturm's companion
12. Electrician, at times
13. Capital of Ghana
14. Drying-out place, familiarly
18. Vane dir.
22. Eagle's abode
24. Flies high
26. Type of cracker
27. Candid



28. Departed
30. Mille. in Mexico
32. Raggedy dolls
33. Trigonometry functions
34. "____ Miz"
35. Furious
36. Decorates with frosting
37. Grad
38. Agts.
40. Financial shelter of a sort
45. Disdainful-looking beast
46. "____ Feeling" (Ricky Nelson hit)
47. Stand in the studio
48. Ruins 007's martini?
50. Chemical suffix
51. Complete reversal
52. John, Paul, George and Ringo, e.g.
54. Coup d'____
56. Facts
57. Ms. McEntire
58. Arrogant one
59. Words of understanding
61. Simpson trial judge Lance
62. Wager

Recipe of the Month

Shrimp and Grits

Ingredients

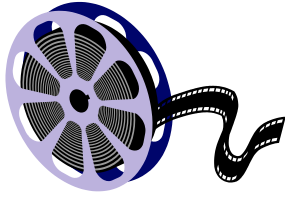
4 slices bacon
1 small onion, diced
1 green pepper, diced
1 red pepper, diced
2 tbsp. flour
1 can chicken stock
 $\frac{3}{4}$ tsp. salt
Black pepper (to taste)
1 pound peeled and de-veined shrimp
4 servings grits

Preparation

1. Prepare grits, according to package instructions. As long as you have enough water in the pot, grits can simmer for as long as you need them to.
2. In a large, heavy-bottomed skillet, fry bacon until slightly crispy. Set aside and reserve grease.
3. Using the pan with the bacon grease in it, over medium-high heat, cook onions until slightly softened.
4. Add green and red peppers. Season with salt and pepper and continue to cook until peppers begin to blister and onions start to lose opacity.
5. Slowly add chicken stock, stirring constantly, to create gravy.
6. Add in shrimp.
7. Reduce heat and simmer until shrimp are fully cooked (about 5 min.), stirring occasionally. Do not overcook or shrimp will be rubbery.
8. Put grits into bowls and spoon shrimp and gravy mixture over the top of it.
9. Garnish with crumbled bacon and scallions or parsley and serve.



WHAT'S NEW AT THE MOVIES



WINCHESTER 2/2/2018

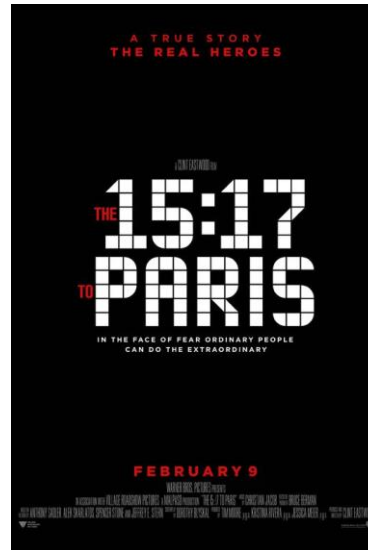
On an isolated stretch of land 50 miles outside of San Francisco sits the most haunted house in the world. Built by Sarah Winchester, heiress to the Winchester fortune, it is a house that knows no end. Constructed in an incessant twenty-four hour a day, seven day a week mania for decades,

it stands seven stories tall and contains hundreds of rooms. To the outsider it looks like a monstrous monument to a disturbed woman's madness. But Sarah is not building for herself, for her niece or for brilliant Doctor Eric Price, whom she has summoned to the house. She is building a prison, an asylum for hundreds of vengeful ghosts, and the most terrifying among them have a score to settle with the Winchesters...



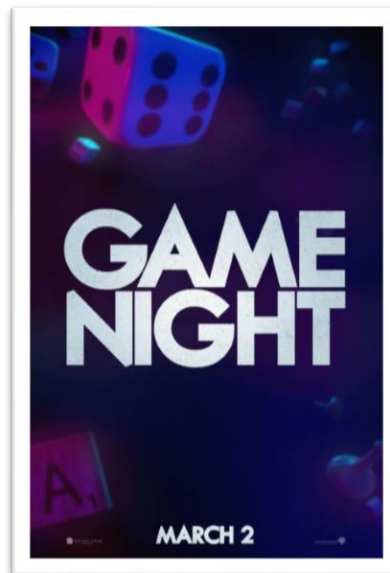
FIFTY SHADES FREED 2/9/18

Newlyweds Christian and Ana fully embrace an inextricable connection and shared life of luxury. But just as she steps into her role as Mrs. Grey and he relaxes into an unfamiliar stability, new threats could jeopardize their happy ending before it even begins.



15:17 TO PARIS 2/9/2018

In August 2015, ISIS terrorist Ayoub El-Khazzani boards a train from Brussels to Paris. El-Khazzani is armed with an AK-47 and enough ammo to kill more than 500 people, but three American friends refuse to give in to fear. Together, they avert a mass tragedy.



GAME NIGHT 2/23/2018

Max and Annie's weekly couples game night gets kicked up a notch when Max's charismatic brother arranges a murder mystery party, complete with fake thugs and faux federal agents. So when Brooks gets kidnapped, it's all part of the game...right? But as the six uber-

competitive gamers set out to solve the case and win, they begin to discover that neither this "game"—nor Brooks—are what they seem to be. Over the course of one chaotic night, the friends find themselves increasingly in over their heads as each twist leads to another unexpected turn. With no rules, no points, and no idea who all the players are, this could turn out to be the most fun they've ever had...or game over.

February 2018

				1 No Politics Day	2 Water Aerobics 9:00-10:00am Indoor Pool	3 The Day the Music Died
4 Superbowl Party 5:30pm - Rec. Center BYOB and a dish to share	5 Trash and Recycling Pick-Up	6 National Chopstix Day	7 Water Aerobics 9:00-10:00am Indoor Pool	8 Boy Scout Day	9 Water Aerobics 9:00-10:00am Indoor Pool	10 Umbrella Day
11 National Inventors Day	12 Trash and Recycling Pick-Up	13 Mardi Gras	14 Water Aerobics 9:00-10:00am Indoor Pool Ash Wednesday Valentine's Day	15 Susan B Anthony Day	16 Water Aerobics 9:00-10:00am Indoor Pool	17 Random Acts of Kindness Day
18 National Drink Wine Day	19 Trash and Recycling Pick-Up	20 Allied Pest Control Optional Spraying	21 Water Aerobics 9:00-10:00am Indoor Pool	22 George Washington's Birthday	23 Water Aerobics 9:00-10:00am Indoor Pool	24 National Tortilla Chip Day
25 Pistol Patent Day	26 Trash and Recycling Pick-Up	27 Polar Bear Day	28 Water Aerobics 9:00-10:00am Indoor Pool			

Solution

