



Office Hours:

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

Recreation Center Hours (Nov. 1 – March 30):

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

Recreation Center Hours (April 1 – Oct. 31):

9:00 am – 9:00pm – every day of the week



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

OceanDunesKureBeach or

kure.beach.5@facebook.com

Reminders – Important Dates:

- Tuesday, April 17, 2018 – Allied Pest Control monthly contract spraying.
- Friday, May 4, 2018 – Send in your proxies and ballots by 5pm.
- Saturday, May 5, 2018 – Annual Meeting at Fort Fisher Air Force Recreation Area, 10am.



www.oceandunesresortnc.com

Ocean Dunes Monthly, April 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 visiting Homewisedocs.com or by contacting Nancy Sinclair. Nancy's e-mail is NancyS@Kuester.com.
- **Charter Spectrum Cable:** 1-888-345-7139

WELCOME

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

- Marjorie and Christopher Veit in Unit 1305
- Elizabeth and Kevin Bell in Unit 2007
- Sharon and William Kirk in Unit 2102B
- Declan and Helen O'Shaughnessy in Unit 703

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

Important Community Updates:

**** Info about each candidate running for the 2018 board elections was mailed in March, along with ballots, proxies, and other info about the Annual Meeting. Please return your ballot and proxy by 5pm Friday, May 4. You can also bring your paper ballot to the meeting before 10am.**

Vote for the 2018-19 Board

Four directors will be elected at this year's annual meeting. The candidates (alphabetically) are Marsha Cox, Bill Hensley, Mark Sposato, and Al Woodall. Although there are only four candidates for the four open positions, we still need to hold an election. Vote for up to four candidates.

One of the open positions is the remainder of Frank Schwing's term. (Frank has sold his unit.) So three candidates will serve regular two-year terms and the candidate with the lowest vote count will serve the remaining one year of Frank's term. (The new board will determine who serves in what position immediately after the annual meeting.)

Information on the candidates and ballots was mailed out in mid-March. If you need a copy, please go to the Kuester.com website or contact the Ocean Dunes office. Please vote by close-of-business Friday, May 4, 2018.

You can also turn in your (paper) ballot at the start of the Annual Meeting (no later than 10:00am) or fill out the ballot online at:

https://kuester1.formstack.com/forms/oceandunes_2018_annual_meeting_ballot

If you return a paper ballot, please don't vote online and vice versa. Only one vote is permitted per unit, and if there are duplicates, only the earliest submitted ballot counts. Also, you cannot change your vote once you have submitted it.

Return Your 2018 Annual Meeting Proxy

The Bylaws require that we have more than 50% of our ownership represented in person or by proxy at the annual meeting. If we do not, we will need to reschedule the meeting at some cost.

We ask all of you to return a proxy form, whether you plan to attend the meeting or not, so we can gauge if we have sufficient representation. You can return your proxy by hand, mail, email, Fax or, to file it online, go to:

https://kuester1.formstack.com/forms/oceandunes_2018_annual_meeting_proxy

The proxy is only valid for the annual meeting. The board can't use it to revise the Declaration or Bylaws (which require a 90% or 67% representation, respectively, anyway). If you attend the meeting, you can ask for your proxy to be returned.

The proxy form has an RSVP section that allows us to make a headcount for setting up for the annual meeting and the insurance meeting at 9am, and to order food and beverages for the pre-meeting and buffet lunch. Again, an accurate headcount allows us to order sufficient food and beverages for the attendees without excessive waste.

2018 Annual Meeting at Fort Fisher

This year's annual meeting will be held at the Beach House at Fort Fisher Air Force Recreation Area in Kure Beach on Saturday, May 5, 2018. The regular meeting will start at 10am but there is an insurance presentation that starts at 9am.

Pastries and beverages will be served until 10am, and there will be a hot buffet lunch immediately following the conclusion of the annual meeting.



The entrance to the Fort Fisher Air Force Recreation Area is immediately opposite Dolphin Court at Ocean Dunes (off Fort Fisher Blvd. South). Bear right on Riverfront Road and follow it down to the river, where you'll find the Beach House Grill (near the campgrounds).

Early Spring Projects Update

Ocean Dunes' maintenance crew has been working hard to freshen our community with new signs, repaired fences, placement of landscape timbers, and shored-up walkways. We have installed new lighting in some of the common areas. We will continue with these endeavors while doing our best to keep up with work orders and handle emergencies that arise.

Repairs are complete for Building 300 and painting has begun. Repairs and painting for 1100 will follow.

Roofing Is Moving Along

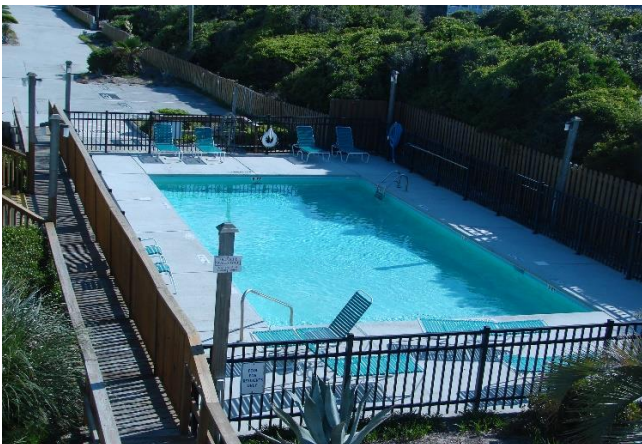
Roof work on the 200 building was recently completed along with 1800's mansard repairs. The 2400 building is nearing completion as well. The Rec. Center buildings are next in line for new roofing.

Annual Dryer Vent Cleaning

Annual dryer vent cleaning for all units will occur this month. The contractor will clean the vents from the outside up and will pull out dryers to clean from the inside down. If your unit has oversized appliances they will **not** be pulled by the vendor, so you will need to arrange to have them pulled out prior to the cleaning or accept that they will only be cleaned from the bottom up, to the best of the vendor's ability.

Pools

As happens annually at the beginning of April, pool inspections will be completed prior to opening for the season. The maintenance staff is cleaning and vacuuming all the outdoor pools, checking the chemicals and safety equipment and generally preparing the pools for the busy months ahead.



Concrete Progress

A large concrete patch has been installed in front of the 1500 building. Three smaller (about 4x4) trip hazard patches at the 400, 700, and 900 buildings were also completed. Damaged carport cement floors in the 1700 building will be repaired by April 2nd, weather permitting.

Latest Update on the Dunes

Bill Moore, of the Ocean Dunes Board of Directors, has led the effort to arrange for the rebuilding of the dunes behind several of our buildings where sand was lost in last year's tropical storms. He reports the project has moved quickly over the past couple of weeks. The dunes and fencing for each scheduled unit are now in place. New sea oats will be planted mid-April.

The HOA has submitted the paperwork to request the scoping meeting to get pre-approved sand bags when and where necessary. Further clarifications will likely be requested before the meeting is scheduled. It is hoped that the meeting will have occurred and the plan approved by mid-June, which is in the beginning of the hurricane season.



No Dogs Allowed on the Beach

Dogs are not permitted on Kure Beach beaches between April 1 and Nov. 1. Dogs **are** permitted on Carolina Beach beaches during this time, just not during peak usage hours.

Please keep your dogs (and kids) from walking or running on the dunes at any time of the year.

Insurance Presentation at Annual Meeting

The formal annual meeting starts at 10am, but Dave Brauer will give a presentation beforehand on condo insurance and why owners need to have it. (Our association insurance only covers shared assets, like building exteriors, and not your personal possessions.)

Dave's presentation will start around 9am. Coffee and Danish will be available then and at the start of the meeting.

New Gas Fireplace Tank Policy

The HOA Board of Directors recently compiled and approved a policy for gas fireplaces. It is recommended that all existing and new fireplaces comply.

Gas Fireplace Tank Policy

1. All tanks must be installed by a licensed individual or a licensed gas company. The owner is responsible both to ensure the installers have applied for a permit if it is required, and to ensure the installation is in compliance with current codes.
2. All tanks must have a platform base made from either a poured concrete or concrete blocks. If blocks are used, they shall be installed two levels deep with the lowest level at least partially buried in the sand to stabilize the unit.
3. All tanks need to be strapped in place if they weigh 200 or more pounds.
4. All tanks should be enclosed with a non-combustible fencing that is at least 9 inches off the ground to ensure it is properly ventilated. It also needs to be open at the top for proper ventilation. The tanks need to be serviced annually and checked to ensure surface rust does not become pitted and rot out causing a leak. Servicing may include brushing off surface rust and repainting as appropriate. Inspection and servicing, including the possibility of rust removal and repainting brushed areas as necessary, should be completed annually by October 15th. A copy of the inspection and work must be submitted to the office not later than that date. Servicing must be done by the licensed gas company or other licensed service person. Lack of compliance will result in the Association

having the gas disconnected, tanks emptied, and the cost charged to the owner.

5. Reminder to owners: a permit is required from the County for installation of all tanks 200 or more pounds. In addition, permits may be required for any changes to the current installation.

Making Changes to Your Unit?

If you are planning any changes to your unit, you may need to file a Building Modification Request with the association. Painting and new carpeting don't require a form, but any work that touches electrical, plumbing, or vents should be submitted for pre-approval. (There's a list of what projects need approval on the form.) Don't worry – approval is usually fast and easy. (But you can't combine two units or subdivide a unit.)

You can download and print out the form from **Forms** on our website at oceandunesresortnc.com.

You can also fill out the form online at https://kuester1.formstack.com/forms/ocean_dunes_modification_request, which you may find easier.

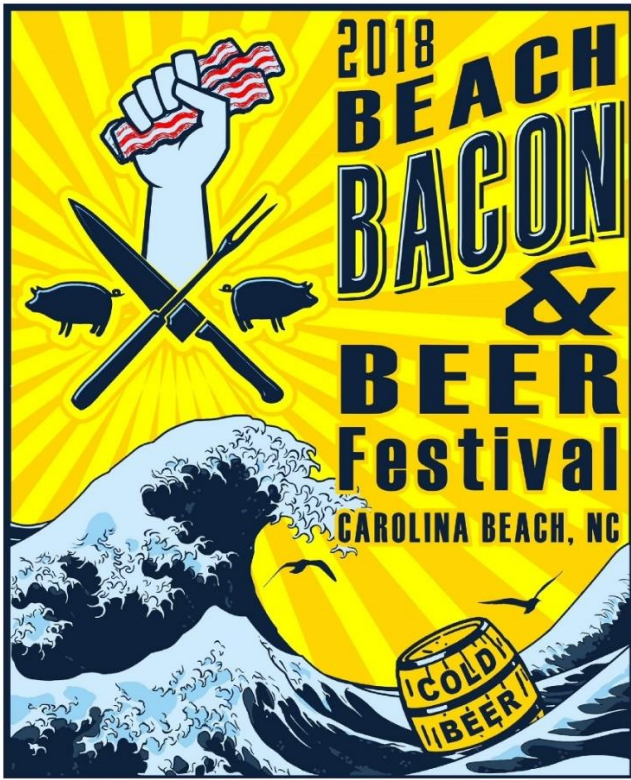
New Maintenance Director for Ocean Dunes

The Ocean Dunes' staff has a welcome addition! James Benson joined our team in March as the new on-site Maintenance Director. He comes to us with a wealth of knowledge and skills gained through 25+ years' in the building industry. Included in his background is direct experience with Community Property Management and Maintenance, some of which was right here on Pleasure Island. In his free time, James enjoys spending time with his son, playing disc golf, fishing, water sports, hiking, and watching action movies.



April Pleasure Island Events

<http://www.pleasureislandnc.org/events>



APRIL 14th, 2018 • CAROLINA BEACH LAKE • 11:30 am—5:00 pm
 \$5 ADMISSION • 12 & under FREE • MUSIC ALL DAY



**SATURDAY,
 APRIL 7TH
 10AM – 2PM
 PUBLIC SAFETY DAY**

FREE family fun day exploring the emergency service agencies in our area. Local police, fire, ems, federal agencies, military branches and supporting organizations will be on hand to explain their role in how they protect and serve the citizens of New Hanover County.



HOSTED BY
**CAROLINA BEACH POLICE
 & KURE BEACH POLICE**



FREE KIDS AREA

**POLICE, FIRE, EMS
 & MILITARY
 VEHICLE DISPLAYS**

**HELICOPTER
 DISPLAYS**

**SNOW CONES &
 HOT DOGS**

**FT. FISHER
 AIR FORCE
 RECREATION AREA**
 118 RIVERFRONT RD.
 KURE BEACH, NC
 28449

The Pleasure Island Chamber of Commerce is presenting the **1st Annual Beach BACON & Beer Festival** on April 14th at the Carolina Beach Lake Park. Gates will open at 11:30am with the winners announced at 4:30pm. Like its predecessor, The Chowder Cook-Off, the family-friendly **Beach, Bacon and Beer Festival** will invite selected local and regional restaurants to offer their selected dish that must include BACON. This is a friendly, culinary competition that pits the creativity of local chefs to present the most unique and tasty BACON-inspired offerings. Prizes will be awarded for Judges Choice, as well as People’s Best Overall, Most Original. Best Savory and Sweetest. We will also award the Best Decorated Tent and Most Enthusiastic Tent.



**Kure Beach Street
 Festival**

**April 28, 2018 11:00am - 5:00pm
 Kure Beach Ocean Front Park**

Two Special Exhibits!



“Visitors delight in the beauty and tranquility of hundreds of exotic butterflies. Enter the enclosed garden and experience colorful, winged creatures floating silently by or landing on your shoulder, arms and hands. Immerse yourself in the wonder and beauty. Additional ticketing required; \$3 per person. Aquarium admission not required.” *

DINOS ROAR TO LIFE!



“Step back millions of years and experience “DINOSAURS!” The massive moving beasts spit, roar and wow visitors. A stroll through the Aquarium’s outdoor garden reveals a fearsome T-Rex, a spitting Dilophosaurus and the fearsome-horned Diabloceratops among many other prehistoric creatures. Don't be surprised to see a new generation of toothy terrors hatching, too. *This seasonal exhibit is free with Aquarium admission.*” *

*From the aquarium website:
<http://www.ncaquariums.com/fort-fisher>

Ongoing Kure Beach Community Center Recreational Activities

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.

April



2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 Easter Sunday	2 Trash and Recycling Pick-up	3	4 Water Aerobics 9am-10am	5	6 Water Aerobics 9am-10am	7
8	9 Trash and Recycling Pick-up	10	11 Water Aerobics 9am-10am	12	13 Water Aerobics 9am-10am	14
15	16 Trash and Recycling Pick-up	17 Allied Pest Control	18 Water Aerobics 9am-10am	19	20 Water Aerobics 9am-10am	21
22	23 Trash and Recycling Pick-up	24	25 Water Aerobics 9am-10am	26	27 Water Aerobics 9am-10am	28
29	30 Trash and Recycling Pick-up					