



www.oceandunesresortnc.com

Ocean Dunes Monthly, April 2019

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

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:

- March Madness Party: Saturday April 6th at 5:30pm at the Rec Ctr.
- Allied Pest Control April Contract Spray: Tuesday April 16th
- Annual Meeting: Saturday May 11th at 10am at the Beach House at Fort Fisher

WELCOME

Sandra H Womeldorf–Unit 2117B

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

2019 Annual Meeting is on Sat. May 11th

The 2019 annual meeting and board elections will be held on the second Saturday in May, May 11th at the Beach House at the Fort Fisher Air Force Recreation Center starting at 10am. Normally, the annual meeting is held on the first Saturday in May, but our venue, the Beach House, was not available then. Access to Fort Fisher is across the street from Building 400 and Dolphin Court.



Breakfast pastries and juice/coffee will be provided before the meeting and a buffet lunch including fried chicken will be served immediately after. If you plan to attend and/or stay for lunch, please check those boxes on the proxy form so we can get an accurate headcount for setting up the room and ordering food.

Note that we need to have a majority (at least 50.01%) of owners participating to hold an official annual meeting. Even if you don't care to vote for directors, please return the proxy so that we can count you as a participant. If we don't have a majority at the start of the meeting, we will need to reschedule the annual meeting, with additional costs charged.

There are 5 candidates running for the 4 open board positions. They are:

- Becky Blackmore 2302A
- Bill Hensley 402
- Dave Brauer 2110A
- David Bianchi 403
- Evan Wittels 1805

Further information on the candidates running for election, ballots, and proxy forms will be sent out by email soon. You can return ballots and proxies in person, by mail, by email, FAX, or online. Directions on how to do so will be included in that mailing.

Parking along Rte 421 near Ocean Dunes

The Town of Kure Beach has adopted a new parking ordinance for Rte 421 (Fort Fisher Blvd. South) near Ocean Dunes. It contains the following:

- The Rte 421 area near the public walkway between 1900 and 2000 buildings will have up to 12 bumpers installed so cars can park nose in.
- There will be no bumpers near the 1300 public entrance due to the proximity of town pipes.
- The public walkway near building 600 will have up to 4 bumpers for nose-in parking.
- All other areas in OD will be marked "no parking" by the town.

Kure Beach police will not patrol to give out tickets but will respond when an owner calls in and reports illegal parking (which is anywhere except the above marked areas).

Landscaping Update from Mark Sposato

The Landscaping Committee has submitted all Hurricane Florence related landscaping issues to our Insurance carrier, including plant/tree/shrub losses, irrigation damage, and damage caused by storm-related work. We are awaiting their response.

Additionally, we have hired a Landscape Architect Firm that will provide us a "blueprint" for our property going forward. We expect to hear from them soon with preliminary plans for some areas. Our initial focus will be on the pool areas, areas damaged by the storm and filling some of the gaps on the roadside berm.

We continue to work with our Landscape maintenance contractor, Yardnique. Weekly visits begin in April. Spring focus will be turf treatment, irrigation, and pruning.

Keeping you informed,
Mark Sposato

Hurricane Florence Recovery Process

Progress continues to move along, and Bill Moore continues to send weekly updates. What follows is an excerpt from his latest letter (3-29-19/Storm Letter 28):

“Today, David Keen, the Adjuster, came to OD and met with the contractors. They discussed issues they found that the insurance company has not yet approved. They toured specific buildings to review what needs to be done. In addition, Mark Hamlet, our president, joined us and is following up on an issue of settling. The Insurance Company has so far refused to pay for what they consider settling issues in parts of 1100 and 1300 buildings. Our stance is the storm has exacerbated the settling and they need to pay for the repairs. At this point the HOA is moving forward with the necessary repairs and will continue to battle with the carrier over who pays for those repairs.

As an update:

- **Building 100-** Complete, with upgrades still outstanding
- **Building 300-** Building complete except for upgrades and some additional non-hurricane work in 305
- **Building 400-** Building complete except for upgrades
- **Building 500-** Building complete except for upgrades
- **Building 600-** Painting ongoing. Completion targeted for April 6th
- **Building 700-** Complete except for upgrades
- **Building 800-** Complete except for upgrades
- **Building 900-** Complete except for upgrades
- **Building 1000-** Complete- Cleaning-up next week
- **Building 1100 -** Revised scope received. Completion targeted for April 13th
- **Building 1200 –** Complete except for upgrades
- **Building 1300-** Completion targeted for April 13th
- **Building 1400 –** Complete except for upgrades
- **Building 1500 –** 1500 Painting ongoing, target completion April 6th
- **Building 1600-** Painting and trim ongoing, target completion April 13th
- **Building 1700** Painting in progress, expect completion next week
- **Building 1800-** Painting in progress, expect completion next week
- **Building 1900-** 1901 complete. 1902 drywall and painting next week. 1903: drywall hung Unit Painted. Finishing Trim next week
- **Building 2000 –** Completed except for upgrades
- **Building 2100-** Complete

The following buildings are now complete with the rebuild based on the hurricane and our insurance coverage: 100, 300, 400, 500, 700, 800, 900, 1000, 1200, 1400, 2000, 2100

Exterior Work

All the cement work at Building 1300 has been completed.

Again, David Brauer is the person you contact should you have any insurance questions. Please contact him directly. Also, questions on the 200 building should be referred to Mark Hamlet.

Early Spring Projects Update

Ocean Dunes’ maintenance crew has been working hard to freshen our community with pressure-washing sidewalks, new signs, 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 and other summer-season prep while doing our best to keep up with work orders and to handle emergencies that arise.

Outdoor Pools

As happens annually at the beginning of April, pool inspections will be completed prior to opening for the season. Ocean Dunes’ 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. As part of this preparation, we are replacing all the drain covers (which must occur every 5 years) to meet health department guidelines.

Ocean Dunes Fire Safety Reminder

As the season begins, we would like to remind everyone about grill safety and usage at Ocean Dunes. **Fire is a serious risk and should not be taken lightly.** Ocean Dunes has wooden buildings and a large amount of landscaping and pine straw. ALL Unsafe usage of active grills or fire should immediately be reported to the Fire Department or 9-1-1. Inactive grill misuse should be reported to the HOA immediately.

Examples:

- A) You see someone actively grilling on the back deck of a condo unit. Call the Fire Department Immediately.
- B) You see an inactive grill on a back deck of condo unit. Report this to the HOA office immediately.
- C) You see someone burning sticks and paper in an outdoor community grill and embers are drifting in the air toward a garden with pine straw. Call the Fire Department Immediately.

At Ocean Dunes, grilling is not allowed on any deck, in carports or within fifteen (15) feet of any structure. There are some grills provided throughout the compound. Please dispose of ashes properly in containers. No material shall be burned in grills; they are for food preparation only. The Town of Kure Beach prohibits ALL grilling or fires on the beach. (Beach being ocean side of the dune system). Thank you for your help as we all get ready for a wonderful and safe season!



Annual Dryer Vent Cleaning/AC Drain Line Inspection

The HOA Management staff is hoping (vendor availability permitting) to complete our annual dryer vent cleaning this spring for all units. When it occurs, the contractor will clean the entire lengths of the vents from the outside up with a new, very thorough machine that does not require pulling out dryers to clean from the inside down. HOA Management will send out an email prior to the cleaning. We hope, also, this month, to do the AC drain line inspection project that was recently approved by the board.

No Dogs on Beach Starting April 1

No fooling! April 1st is the start of the official beach season in Kure Beach and dogs are not permitted at any time of the day. (Dogs are permitted on the beach in Carolina Beach during the season but not between 10am and 6pm.)

Dogs (and people) are *never* permitted on the dunes at any time of the year, as this disturbs the delicate sea oats that hold the dunes in place. If you see either of these violations, call the Kure Beach police non-emergency number at 910-458-7586.

Join Us for March Madness

We will be holding a March Madness party for Ocean Dunes residents in the Rec Ctr. on Saturday, April 6th at 5:30pm for the final basketball game pairing. We will be providing pizza and wings; guests should bring their own beverages and possibly a salad or dessert.

Please RSVP to Mark Sposato (msposato@twcny.rr.com) by April 2nd as he needs to get a headcount for ordering the food.

Pleasure Island Events

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

Pleasure Island Seafood Blues and Jazz Festival April 13th and 14th

POSTPONED
RESCHEDULED FOR APRIL 13th-14th, 2019
 Due to damages at Ft. Fisher Air Force Recreation Area caused by Hurricane Florence

ANA POPOVIC

DANIELLE NICOLE

HEATHER GILLIS BAND

- LADIES AUXILIARY • JUSTIN CODY FOX • LUXURIANT SEDANS •
- POLAR BEAR BLUES BAND • JAKE HALDENVANG •
- THE WOLFE GANG • NINA REPETA • BENNY HILL TRIO • FEEBS •
- THE RHYTHM BONES • CARL NEWTON'S JAZZY REVIEW •

Two Days • 14 Bands • Two Stages
April 13 • 14, 2019
Ft. Fisher Air Force Recreation Area
Kure Beach, NC

910.458.8434 • www.PleasureIslandNC.org

PLEASURE ISLAND
Seafood, Blues & Jazz Festival

Kure Beach Street Festival April 27th, 2019



The Kure Beach Street Festival, organized by our Street Festival Committee, is held on the last Saturday in April each year. The Committee puts together a spectacular stage schedule of children's entertainment and live music. Relax on the lawn and enjoy the entertainment, grab a snack from the delicious food vendors, browse the arts and craft booths for that must-have item, and enjoy a day with friends, new and old – all within sight of the beautiful Atlantic Ocean. We hope to see you there!

Lorikeet Landing at Ft. Fisher Aquarium - Opens April 19th



Fins and feathers flock together in this live-animal exhibit featuring lorikeets. Delight in these small tropical birds. Be wowed by their dazzling color combinations, from brilliant blues and vibrant greens to royal reds and sunny yellows. The free-flying birds land on arms, hands and sometimes a head. Guests may also purchase nectar cups to feed the birds. Seasonal exhibit open through September (weather permitting). Special ticketing required: \$3 per person, \$1 per nectar cup.

Surf Dog Experience April 27th, 2019



Tony Silvagni Surf School has teamed up with Salty Dog Yoga & Surf to offer a 1-hour yoga class to meet at 100 Hamlet Avenue, Carolina Beach on the beach followed by a 1-hour surf lesson on the beach with our surf school. Get warmed up and stretched out before having some time in the water! This 2-hour session is only \$60.00 per person and includes a 1-hour yoga class and 1-hour surf lesson. Call today to sign up - 910-232-1592 or book directly on our website.

Ongoing Kure Beach Community Center Recreational Activities

Core Power Fusion Yoga (9:15-10:15am)

Core Power Fusion Yoga - Mondays, 9:15-10:15am at the Community Center - \$10 drop-in or buy a discount pass.

Stretch & Restore Yoga (10:30-11:30am)

Stretch & Restore Yoga - Mondays, 10:30-11:30am at the Community Center - \$10 drop-in or buy a discount pass.

Hatha Yoga with Meg (6:30-7:30pm)

Hatha Yoga with Meg - Mondays, 6:30-7:30pm at the Community Center - Pay What You Can.

Chair Yoga (9:15-10:15am)

Chair Yoga Tuesdays, 9:15-10:15am at the Community Center (No Class 2nd Tuesday of the month) - \$10 drop-in or buy a discount pass.

Kure Beach Aikido (6-9pm)

Classes held every Tuesday and Thursday evening at the Kure Beach Community Center. 6:00-7:00pm (youth), 7:00-9:00pm (adult). To register, call 919-465-0403. Visit Cape Fear Aikido Association website for more information. There is no charge for this activity.

Hatha Yoga (9:15-10:15am)

Hatha Yoga- Wednesdays, 9:15-10:15am at the Community Center - \$10 drop-in or buy a discount pass.

Reggae Yoga Flow (6:30-7:30pm)

Reggae Yoga Flow Wednesdays, 6:30-7:30pm at the Community Center - Pay What You Can.

Line Dance (10-11am)

Thursdays from 10am-11am. Cost of class is \$1 per person. Instructor: Elaine Stewart.*For all yoga classes, a "Pay What You Can" option exists.

And right here at Ocean Dunes . . .

Don't forget the water aerobics classes right here in the Ocean Dunes Rec Center indoor pool, Wednesdays and Fridays from 9am to 10am. Jane leads a fantastic workout for all ability levels.



April 2019



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