



www.oceandunesresortnc.com

Ocean Dunes Monthly, August 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

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

Recreation Center Summer Hours:
M-F 9:00am-9:00pm
Saturday 10:00am-9:00pm
Sunday 10:00am-8:00pm

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



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

Reminders – Important Dates:

- August 16, 2016: Allied Pest Control spraying
- September 24, 2016: Open board meeting at 10:00am in the Rec. Ctr. – 2017 Budget presentation

WELCOME

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

- Phalan Hinson in 906

2100 Update

Several Board members met with our engineer in late July to review the initial bid package for the 2100 building renovations. We have now received the final package, the Board reviewed and approved it, and the package has been sent to the bidders. The engineer continues to be confident that we can start work on schedule in September. Our view is that the schedule is very tight but achievable. We will keep the owners in the 2100 building informed if we determine there are definite delays in the schedule so that they can open up their units for additional rental time prior to the start of construction.

The Board fully appreciates the impact to rental income due to the building renovation. Several of them have experienced this first hand when their buildings were being renovated. So, we wanted to give you more background on how they are trying to minimize that impact and explain some of the challenges homeowners face.

First, the size of this project allows us to send the bid to some very large construction companies that will have significant resources to apply to the project as compared to our prior building renovation projects. We are expecting these larger companies to have much greater ability to staff the project as needed to keep it on schedule.

Some folks have suggested that we have penalties in the contract if the contractor does not finish on schedule. After lengthy discussion, we have determined there is no reasonable way to contractually enforce the schedule. It would be highly unusual to have penalties in a construction contract such as this, and it was the opinion of the engineer and Mark Hamlet (who is a construction attorney) that contractors will not bid if we require penalties. However, we will require a detailed project plan that will enable us to more accurately track progress along the way, and there will be weekly status meetings between the contractor, engineer, Kuester and a Board member.

Our biggest challenge, as always, is the unknown problems that we will find during demolition. On every other building renovation, we've had significant change orders to fix hidden wood rot and structural issues that expanded the scope, thereby

increasing the cost and extending the schedule. We will be setting the expectation with the contractor, this time, that we expect them to add resources rather than extend the schedule. That was not possible on the smaller buildings where we had smaller contractors with very limited resources.

Lastly, since the project is fixed fee (exclusive of change orders), the contractor is naturally motivated to finish as quickly as possible to keep cost at a minimum. This will be our first fixed fee renovation project. We opted to spend the money to have the engineer draw up detailed specifications to make that possible. It cost us \$45,000 to draw up those specifications so that we could do a fixed fee bid, but we believe it will pay back by allowing a good competitive bid process, lower price, cost control and schedule motivation.

As a reminder, the proposed schedule for renovation is to do the north end of the building starting September 7, 2016 and complete by the end of May 2017. Similarly, the south end of the building is scheduled for renovation starting September 6, 2017 and completing by the end of May 2018. We will be asking the contractors to complete prior to Memorial Day weekend, if at all possible, to avoid the peak summer rental season. This is the timeline that we will be requiring in the bid package.

Keep in mind though that nothing is solid on the schedule until confirmed through the bidding process. The contractors may tell us that our required schedule is not achievable or that our approach is not practical. We do not expect that to happen as our engineer is comfortable with our requirements, but it is a possibility.

Lastly, remember that we fully expect to find hidden wood rot or other issues during demolition so, we will not know for certain when the renovation will complete until the last of the demolition is done, and we know all of the work that needs to be done. Because of the nature of a project like this, demolition and repair occur continually throughout the length of the project. This will make it impossible to have a firm completion date until we are pretty close to the end of the project. This is frustrating for all of us, but it is an unavoidable fact in a project of this nature.

Summer Safety

With the hotter temperatures of the summer come a few issues that we always have to remind guests about, here at Ocean Dunes. While encouraging outdoor fun, we also need to make certain we are promoting a safe and healthy environment. The first thing to think about is grilling. Wooden buildings and an active grill are a recipe for disaster. It is very important that you keep grills at least ten feet from the buildings when cooking and let the grill cool completely before moving it back into your carport. Also, it is important to keep your grill, or at least, your propane tank in your storage closet. A propane tank in the open area of the carports is a violation of fire code. If it is stored in your storage closet, it cannot be accessed or tampered with. If you use a charcoal grill, the rules are pretty much the same; keep the grill at least ten feet from the building and do not pull it back into the carport until the coal is completely extinguished. Charcoal and a single can of lighter fluid are permitted in the carports. For your convenience, we also have grills at the outdoor pools, the Rec Center and at the end of the 2100 building parking lot.

During the summer, pools are one of the most popular places to be here at Ocean Dunes. For the sake of safety, though, it is important to remember a few important rules. First and foremost, no glass is ever allowed in the pool area. You may think there's no chance of the glass breaking but remember, some of the best receivers in the NFL drop one from time to time. Broken glass gets in the water, into the filtration system, and, most importantly, into peoples' feet. Take a plastic bottle, a metal cup, or even a wooden spoon, but leave the glass at home, and never run around the pool decks.

Our indoor pool at the Rec Center opens every day by 9:00. The outdoor pools are open by 10:00. Each morning, along with checking the pump and filtration equipment as well as the pool area, we check the chemistry in the pools to ensure they are safe and the water is healthy to swim in. Very recently, we had an issue in the Surfrider pool, where the water turned green. We had a sudden

algae outbreak. The level of chlorine got low enough and the water temperature got high enough that it was the perfect environment for algae growth. We treated the pool with algaecide and chlorine and got the chemical levels to where they needed to be so that the water was safe to swim in. After lots of filter and pool surface cleaning, the pool was back online after two days. We need to look not only at the color and chemical make-up of the water but also the clarity. If we cannot see the drains at the bottom of the pool clearly, we will not open the pool. Safety first!



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

Autumn Building Washing

We have recently contracted with A Perfect View, a Wilmington based cleaning company, to do building washing on the ten buildings that have been determined are in the most need of cleaning. Those are the 100, 200, 300, 1000, 1100, 1400, 2200, 2300, 2400, and Rec Center buildings.

Beginning October 3 and running through October 14, those building exteriors will be cleaned. Owners will need to have anything hanging outside their unit removed and their back decks will need to be cleared so that the backs of the buildings can be cleaned. A Perfect View will be using a bleach-based cleaning solution so it is important there is nothing on the decks that might be affected by the cleaning solution or overspray.

For the most part, APV will be using ladders to access the areas to be cleaned but, for the back of the top floor units, they will enter through the front door of the unit to access the back decks. We will begin sending out reminders over the next few weeks to the owners and rental companies of the buildings affected.

Hurricane Season

One of the few downsides to summer in the Coastal Carolinas is that we are prone to hurricanes. As anyone who's been down here for a while can tell you, August and September are the months we see the most tropical storm activity. While these storms can be brutal, if we are prepared and follow the proper procedures, we should be able to get through any weather event with minimal disruption.

First, it's important to be prepared for any upcoming weather. Have a hurricane preparation kit. At a bare minimum, this should consist of water (one gallon per person per day for a minimum of three days), non-perishable food, radio, flashlight and batteries, and a first aid kit.

In order to prepare your unit for a storm, the most important thing to keep in mind is your doors and windows. If you have hurricane shutters, just close and lock those. There is also the option of impact glass. If it's time to replace your doors or windows, this is a great time to look at the advantages (including homeowners insurance) of impact glass. If you don't have impact glass or hurricane shutters, at the very least, close all the drapes in your unit. If there is a glass break, this may help mitigate damage from wind-driven rain. Aside from the doors and windows, it is important that you move in all furniture and decorations from your deck as high winds can turn anything into a projectile.

Finally, know your evacuation route and when you need to use it. Keep in mind, if there is a State of Emergency declared, in order to return to your home before the evacuation order is lifted, you will need a homeowner sticker from the Town of Kure beach. These are available at the Kure Beach town hall for \$15.00.

We, in the HOA office, will do our best to stay on top of any impending weather issues and will do all we can to keep you updated and assist with preparation.

Air Force Recreation Center

Wondering what you're going to do for lunch this afternoon? Wishing there was some place close by where you could have a drink and catch some live music on a Friday afternoon? There's a little gem

very close by that not many people know about but we'll let you in on the secret. The Beach House Bar & Grill at Fort Fisher Air Force Recreation Area is a great place to relax, unwind and take a break, any day of the week, and get a beautiful view of the Cape Fear River.

They're open with a full menu for breakfast each morning at 8:00am. At 11:00 they begin serving appetizers, sandwiches, and seafood baskets and stay open until 2:00pm Sunday through Thursday and until 9:00pm Friday and Saturday. They also serve a limited menu during the stage and lawn concerts on Friday evenings.

Aside from great food, the Beach House has full bar service and live music every Friday evening, from 6:30-8:30 (weather permitting). Some of the shows are at the bar and some of the shows are on the lawn. For the lawn shows, feel free to bring your blanket or lawn chair and enjoy the sunset. For the kids, there are some very interesting displays around the recreation area, including antique artillery and even a helicopter they can check out.

The Recreation Area is open to anyone seven days a week but, after Labor Day, the Beach House Bar and Grill only opens on the weekends. If you need more information, give them a call at 910-458-6549 or check them out online at ftfishermilrec.com.

Around the Property

As always, there is a lot going on around the property and behind the scenes. Here are just a couple examples. It was recently determined that the locks would come off all of the gates on the beach access walkways. We were having troubles with people damaging the gates. On our 800/900 walkway gate, the gate had actually been kicked in and broken just weeks after having been completely refurbished. The OD Board of Directors voted to take off the locks to try to cut down on vandalism and determined that as the gates deteriorate to the point they need extensive repairs, they will just be removed.

We recently had our electrician in to work on much of the electrical infrastructure around the property and we will be doing a light inspection in the next couple weeks to get several bulbs changed, especially around the 2200/2300 buildings.

Pleasure Island Events

Dinosaurs Roar to Life

Dates: March 19, 2016 - September 12, 2016
Time: Regular Aquarium Hours: 9:00am - 5:00pm
Location: North Carolina Aquarium at Fort Fisher
900 Loggerhead Road
Dinosaurs roar to life at the NC Aquarium at Fort Fisher this spring and summer! Visit this pre-historic experience featuring the new exhibit of life-sized animatronic beasts that are guaranteed to wow visitors with their realistic roars of life. Who wouldn't want to see Dinosaurs at the beach?! For more information, visit:
<http://www.ncaquariums.com/fort-fisher-exhibits>

Boogie in the Park: Roots United

On Sunday, August 7, Lynne and the Wave (Rock, Pop, Blues, Jazz, Crossover Country) takes the stage for the Boogie in the Park free concert. Bring a beach chair or blanket and enjoy the music at Ocean Front Park from 5-7pm!

Story Time by the Sea

Join characters from Fairytales and Dreams by the Sea at Ocean Front Park for stories, crafts and games. Fun activities for both boys and girls, as well as time for photos with the Princesses. This free event is held Wednesday mornings from 10:00 - 11:30 am and runs through August 31st. Come dressed as your own favorite character to add to the fun. We hope to see you there!

Turtle Talk

Join the Pleasure Island Sea Turtle Project at the Ocean Front Park Pavilion on Mondays (6/13-8/29) at 7:00pm for an engaging educational discussion about our local nesting sea turtles.

Kure Beach Market

Enjoy beautiful ocean views as you shop for locally grown produce and handcrafted goods at the Kure Beach Market. The Market is held throughout the summer months on Tuesday mornings from 8:00am-1:00pm at Ocean Front Park.



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.

Up and Active!

Move your body - move your mind. Join Lynne and the Wave for an hour of music, games, and fun for everyone in the Ocean Front Park lawn from 6:30-7:30pm. Face painting provided by P3 Planning. This family-friendly program begins Thursday, June 16 and runs through Thursday, August 18.

Sunrise Ocean Flow Yoga

Make every Monday morning (7:30-8:30am) special with an all-levels oceanfront yoga practice at Ocean Front Park. Sand, Sun, & Sea unite with Body Mind, & Soul. The cost is \$10 per class - \$2 mat rental fee, if needed

Zumba

Zumba is for everyone! All ages and fitness levels are welcome. No dance experience is necessary to have a great time every Monday evening, from 6:30pm-7:30pm, and Saturday morning, from 9:00am-10:00am, at the Kure Beach Community Center, and get a wonderful workout. Always remember when joining any fitness class, it is important to hydrate and wear cool, comfortable clothing. The cost is \$5 walk-in rate per class, first class free.

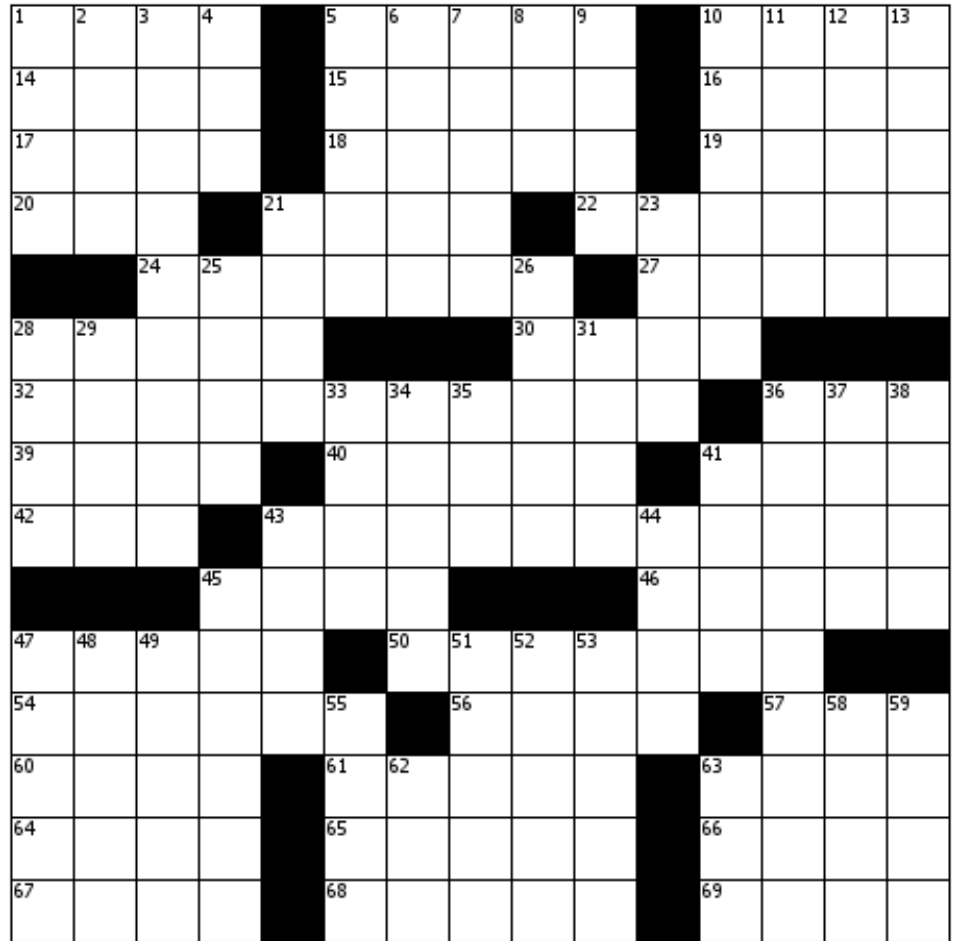
EXERCISE YOUR BRAIN

Across

1. The thing here
5. The Devil
10. Playbill listing
14. Charged atoms
15. Greek island
16. Voice range
17. Sled
18. Refresh
19. Horn sound
20. Slip up
21. Horse's hair
22. Professor's protection
24. Make lively
27. Assisted
28. Tested
30. Invitation abbr.
32. Michelangelo's time
36. Zeus or Apollo
39. Assist a crook
40. "Ave ____"
41. Song
42. Lily ____
43. Think hard
45. Craze
46. Passenger vehicles
47. Diva's offerings
50. Person on a pension
54. Frontiersman ____ Boone
56. Most excellent
57. ____ Gibson of "Braveheart"
60. Citrus drinks
61. Best
63. Buddhist monk
64. Tobacco holder
65. ____ code
66. Shade trees
67. Toddlers
68. Eight musicians
69. "Happy ____"

Down

1. Flooring square
2. Time period
3. Deep-seated
4. Compass point (abbr.)
5. Vamoose!
6. Sports venue
7. Doctrine
8. Had breakfast
9. Politician ____ Gingrich
10. Treat for kitty
11. Audibly
12. Shop
13. Carried



21. Skirt length
23. Roof overhang
25. Tidy
26. ____ Banks of baseball
28. Snare
29. Country singer ____ McEntire
31. Read quickly
33. Air pollution
34. More sensible
35. Circle part
36. Central American country
37. Wise about
38. Poor grades
41. Faithful
43. Valise
44. Small pastry
45. Elevates
47. Conform
48. AM-FM ____
49. Clumsy
51. Film critic Roger ____
52. Pester
53. Tiny landmass
55. Exec's car
58. TV award
59. Lad's girl
62. Trumpeter ____ Severinsen
63. Was first

Recipes of the Month

Carrot Dip

Ingredients:

- 4 large carrots
- 2tbsp olive oil
- 1tsp ground cumin
- 2tsp honey (replace with agave syrup if vegan)
- Juice 1 lemon
- ½tsp harissa paste
- Flatbread, to serve

Method:

Scrub and trim the carrots, then chop into chunks and cook in a saucepan of salted water until tender.

Drain, then transfer to a food processor with the oil, cumin, honey, lemon juice and harissa.

Pulse until just smooth.

Season lightly with salt and freshly ground black pepper. Taste and, if necessary, adjust the seasoning by adding more lemon juice, harissa, or salt and pepper.

Serve with flatbread.



Strawberry Lemonade

Ingredients:

- 300g (10oz) hulled strawberries
- 300g (10oz) caster sugar
- Juice 5 lemons
- Still or sparkling mineral water, to dilute
- Sliced limes and strawberries, and sprigs of mint

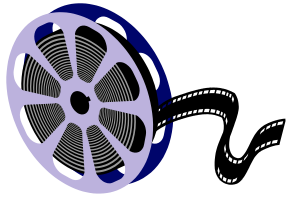
Method:

Put the hulled strawberries, caster sugar and lemon juice into a blender and pulse until smooth. Strain the mixture through a sieve into a large bowl and stir thoroughly to ensure all the sugar dissolves. You can transfer the cordial to a large bottle or storage container until needed.

Dilute with still or sparkling water (about 1 part cordial to 4 parts water) and serve with ice, lime and strawberry slices and sprigs of mint. Pomegranate also looks pretty as a garnish.



WHAT'S NEW AT THE MOVIES!



Suicide Squad 8/5/2016

Intelligence officer Amanda Waller (Viola Davis) decides to assemble a team of dangerous, incarcerated supervillains for a top-secret mission. Figuring it has nothing to lose, the U.S. government supplies weapons to Deadshot (Will Smith), Harley Quinn (Margot Robbie), Captain Boomerang (Jai

Courtney) and other despicable inmates. Dubbed the Suicide Squad, the united criminals must defeat a mysterious and powerful entity while contending with the antics of the diabolical Joker (Jared Leto)



The Little Prince 8/5/2016

The Aviator introduces a girl to a world where she rediscovers her childhood and learns that it's human connections that matter most, and that it is only with heart that one can see rightly; what is essential is invisible to the eye.



Pete's Dragon 8/12/2016

Mr. Meacham (Robert Redford), a woodcarver, delights local children with stories of a mysterious dragon that lives deep in the woods of the Pacific Northwest. His daughter Grace (Bryce Dallas Howard) believes these are just tall tales, until she meets Pete (Oakes Fegley), a 10-year-old

orphan who says he lives in the woods with a giant, friendly dragon. With help from a young girl named Natalie (Oona Laurence), Grace sets out to investigate if this fantastic claim can be true.



Hell or High Water 8/19/2016

Toby is a divorced father who's trying to make a better life for his son. His brother Tanner is an ex-convict with a short temper and a loose trigger finger. Together, they plan a series of heists against the bank that's about to foreclose on their family ranch. Standing in their way is Marcus, a Texas Ranger

who's only weeks away from retirement. As the siblings plot their final robbery, they must also prepare for a showdown with a crafty lawman who's not ready to ride off into the sunset.

August 2016

	1 Trash and Recycling Pick-Up	2 National Ice Cream Sandwich Day	3 National Watermelon Day Water Aerobics Indoor Pool 9:00-10:00am	4 US Coast Guard Day	5 Water Aerobics Indoor Pool 9:00-10:00am	6 National Mustard Day
7 Sisters Day	8 Trash and Recycling Pick-Up	9 Chinese Valentine's Day	10 Water Aerobics Indoor Pool 9:00-10:00am	11 Presidential Joke Day	12 Water Aerobics Indoor Pool 9:00-10:00am	13 Left Handers Day
14 V-J Day	15 Trash and Recycling Pick-Up	16 Allied Pest Control Monthly Spraying National Tell a Joke Day	17 National Thriftshop Day Water Aerobics Indoor Pool 9:00-10:00am	18 Bad Poetry Day	19 Water Aerobics Indoor Pool 9:00-10:00am	20 National Radio Day
21 Senior Citizens Day	22 Trash and Recycling Pick-Up	23	24 Vesuvius Day Water Aerobics Indoor Pool 9:00-10:00am	25 Kiss and Make Up Day	26 Water Aerobics Indoor Pool 9:00-10:00am	27 Global Forgiveness Day
28	29 Trash and Recycling Pick-Up	30 Toasted Marshmallow Day	31 Water Aerobics Indoor Pool 9:00-10:00am			

Solution

