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Ocean Dunes Monthly, January 2017

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:
Mon - Fri 9:00am-8:00pm
Sat & Sun 10:00am-8:00pm



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

Reminders – Important Dates:

- Saturday, January 14, 2017 – Ocean Dunes Homeowners Meeting – 10:00am at the Rec. Center
- Tuesday, January 17, 2017 – Allied Pest Control Optional January spraying

WELCOME

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

- Norma Dennis in 2306A

2100 Reconstruction Update

It's January and most of the island is in hibernation but while Ocean Dunes may seem quiet on the surface, there is a lot going on behind the scenes. Our biggest project is still the 2100 building renovation. We're often asked what the status of the job is. That is difficult to answer as there is so much happening and there are so many different aspects to the project.

At this point, the most evident element is demolition. AAPCO, our builder, tells us demo is about 50% complete. They have completely removed two of the stairwells. Much of the siding, hand railing, spindles, and framing has been removed from the front of the building and half of the back decks have been removed. Due to the nature of the framing for the back decks, they are being rebuilt as the demolition is completed.



Windows and doors have been a particularly tricky issue on the 2100 building, with all of the doors and windows getting removed so that the builder can check for any framing damage that may have been caused by leaking fixtures. Several owners are taking the opportunity to replace those doors and windows during the renovation, as they will not incur any charge for the labor. The process of selecting the doors and windows was arduous, with the approved window options changing a few times. Mike Nieman and Bill Hensley worked furiously with the owners to research and order everything and it seems the process is finally moving along in the manner we had envisioned, with several of the owners in the building opting to get at least some new doors and windows.

Fortunately, change orders, the unexpected issues that come up in almost all construction projects of this magnitude, have been kept to a minimum, with the only change of note being an order to move the

exposed alarm system conduit from the underside of the joists on the front walkways to go inside the siding on the front of the building. Other than that, there was a bit of rot at one of the chimneys that had to be cleaned up and be re-built. While the project is still in its early stages and there is still a lot of siding to be pulled, we are optimistic that we won't have too many more change orders and AAPCO still seems to feel that, barring any major change orders, moving forward, we should be on target for our projected completion date.

Building Washing

We are about to start the building washing on the ten buildings most in need of it. ACES Cleaning Company will be here, beginning Monday, January 9th, to begin the soft washing on the 100, 200, 300, 1000, 1100, 1400, 2200, 2300, 2400, and Rec. Center buildings. The owners of the affected units have been notified and should be making their preparations for the project.

ACES will be cleaning the building surfaces, as well as the front and back decks, and the walls of the carports in these buildings. We are hoping this project goes well, as we would like to make sure that eventually, all the buildings that need it get cleaned, as a way to extend the life of the finish while those buildings await being painted. ACES seems to be a company with whom we can build a relationship to do this type of cleaning, moving forward.

Landscaping

As always, landscaping is a high-priority issue, here at Ocean Dunes. Mark Sposato and Bill Hensley, of our landscaping committee, have been working with us here at the office to coordinate the work being done for us by YardNique. In conjunction with the landscaping, we are still working with Chris's Clean Cut Tree Service to get some limb trimming done.

One area they've worked on is in front of the 2000 building. It really looks good. Chris's was supposed to have finished by the end of 2016 but countless equipment and personnel issues have caused delays in getting the job finished. We are looking into options we may have with Chris's or possibly bringing in another tree service so that all of our trimming is finished before the rental season.

A piece of great news is that the landscaping at the 1100/1200 entrance has been completed and looks great. We transplanted several palms and oleanders from other areas of the property and the area looks much better now than it did before the area was clear cut.



Around the Property

In the December newsletter, we mentioned several projects that are currently underway, in one form or another. Here is an update on some of those:

Reviving the Walkways

We have been making preparations to re-stain the walkways at the Dolphin and Pelican pools. We have the walkways and handrails all prepped and ready to go. The only thing standing in our way is the weather. As with any painting project, it's necessary to have an environment that is at least fifty degrees and dry for an extended period. That gives us the opportunity to power wash and let that dry for at least twenty-four hours. Then, we'll need one to two days to do the staining and two days to let the stain cure. Our goal was to have this completed by the end of December but work orders and the weather did not cooperate. We continue to monitor the weather forecast and will have the work done as soon as Mother Nature allows. We'll also notify all homeowners when we need to close off access to the walkways for a couple days for the project.

Surfrider Area Clean-Up

Improvements to the Surfrider area of the community are looking up – literally. Chris's Clean Cut Tree Service has finished the tree trimming around the 2200, 2300, and 2400 buildings. This work was crucial to the health of the trees in that area and will really help the landscaping to look better as the trees flush back out in the spring. This will also help make the area safer for owners, renters, and emergency personnel.

We've completed some much needed repairs at the Surfrider pool that will help keep the water cleaner and healthy for years to come and we've finished painting under 2300 and on the bridge between the 2200 and 2300 buildings so that there is more uniformity to the area.

The biggest and most challenging task we're undertaking in the Surfrider area is the lighting at the 2200 building. Several people have reported lights not working along the walkways, in the stairwells, in the carports, and on the bridge between 2200 and 2300. We are well aware of the problem and are working on a solution.

The situation we're up against is that the fixture we currently have at the 2200 building is no longer available. We've tried several sources and no one has anything even close to it. As such, we are forced to come up with a different fixture to replace all the lights at the building. Several have been close to what we're looking for but are only available in aluminum. This doesn't do us any good as that's what the old fixtures were made of and we all see how poorly they held up. Others are the wrong size or have a very low-hanging lens. Still others are just plain too expensive. We are working with the four largest lighting and electrical supply houses in Wilmington and will continue to seek out a lighting solution that is safe, economical, and environmentally friendly. We know this has been a problem for quite some time and are doing our best to address it quickly. Unfortunately, at this point, we are at the mercy of the manufacturers.

Policing the Playground

Repairs on the playground near the Rec. Center are well underway. Quality Home Repair has been sanding, staining, cleaning, and re-building our playground equipment over the past several weeks, in order to make it more attractive and appealing to our owners and guests. Some of the hardware and steel fittings were so old that they could not even be replaced and needed to be re-machined. The results are looking great and we should have the project completed within the next few weeks, at which time, we'll have YardNique, our landscaping company, drop mulch around the playground area to finish off this renovation.

Pleasure Island Events



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.

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.

Line Dance

Each Thursday, from 10:00-11:00am, come and learn to line dance at the Kure Beach Community Center. Elaine Stewart leads the class and the cost is only \$1.00 per person. It's a good way to make room for all the holiday goodies.

Reggae Yoga Flow: All-Levels

Each Wednesday, from 6:30-7:30pm at the Kure Beach Community Center, join us for some stretching, yoga, and relaxation with Carla. The class is for all levels. Come feel the difference!

Watercolor Wednesday

On Wednesday, January 18th and Wednesday, January 25th, from 12:30-3:30pm, join us at the Community Center for Watercolor Wednesday. This 3 hour, 2-week watercolor class is open to all levels of aspiring painters. Classes are taught by Kure Beach's own award-winning, international artist Ken Withrow. The cost to participate is \$30 per person per 2-week session. Registration forms can be found at Town Hall. Bring your completed registration form and payment to the first class. A list of supplies needed is available through the Town of Kure Beach website.

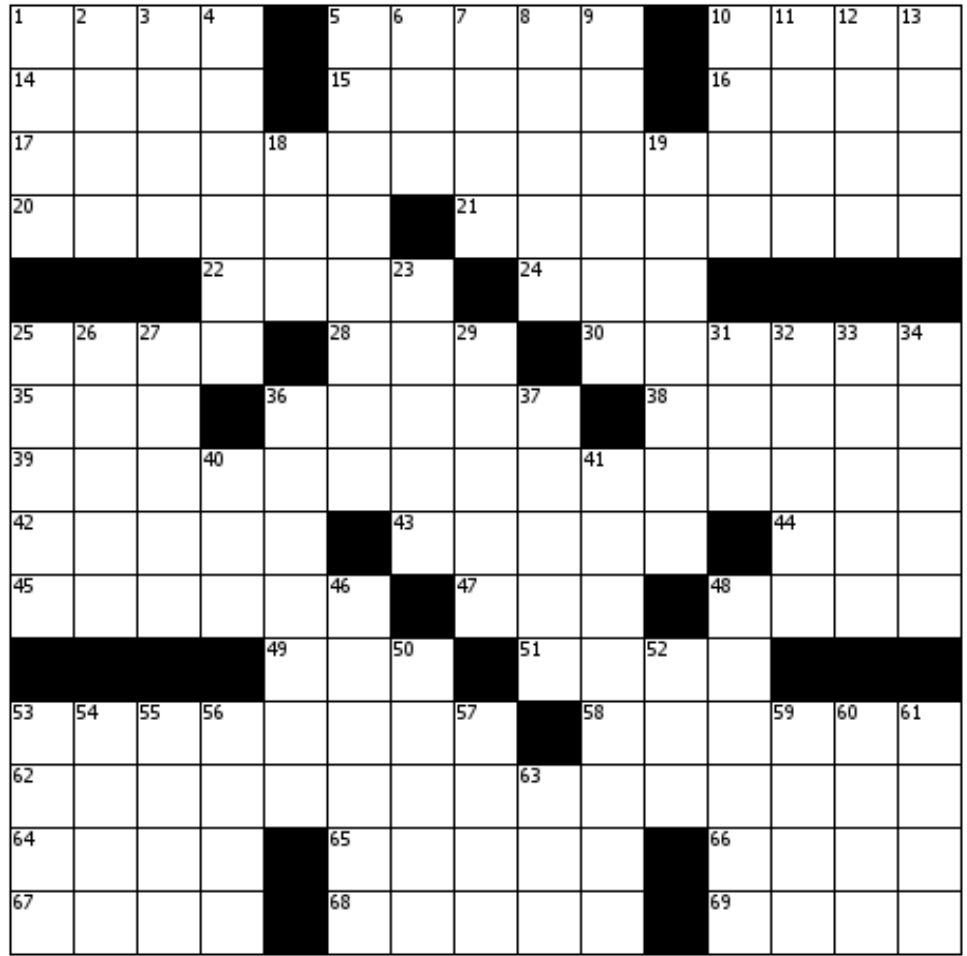
EXERCISE YOUR BRAIN

Across

1. What he is
5. Inscribed pillar
10. Bygone royal Russian
14. Greenspan of the Fed
15. Walks back and forth
16. Opera with elephants
17. THREE CITIES UNITED
20. Remove antlers from
21. Chocolate drink
22. More, in a saying
24. Be off base
25. Word with role or house
28. Lincoln's son
30. Female farm fowl
35. Rhapsodic rhyme
36. Avoid cancellation
38. Large margin of victory
39. THREE CITIES UNITED
42. The Jackal, e.g.
43. Steel or pewter
44. Word with deep or tight
45. Foyt's org.
47. Vestry vestment
48. "Look here, old chap!"
49. "Waking --- Devine" (1998)
51. Writer Waugh
53. "White ---" (2002)
58. Thermodynamic concern
62. THREE CITIES UNITED
64. Kind of curiosity
65. Cone-shaped heaters
66. Openly declare
67. Legendary crime fighter
68. "Oh, give me ---"
69. Rounded hammer part

Down

1. Sober motorists org.
2. Wheelhouse direction
3. Stucco backing
4. Inscribe
5. Old maid
6. Work at lacemaking
7. Back talk?
8. Skiddoo
9. Steep slope
10. Like a sourball
11. California valley
12. Somalia's gulf
13. Rattling breath
18. Vein glory?
19. "So soon?"



23. Dancer's director?
25. Barbarian of tales
26. Quested in "A Passage to India"
27. Partner of Martin or Clark
29. Perry's secretary
31. Latin 101 word
32. Homes for drones
33. "Maria ---" (popular tune)
34. Like Dilbert's character
36. Actress Arquette
37. When doubled, a Washington city
40. ___-Man (video game)
41. High birth
46. It had a part in the Bible
48. Polar feature
50. Pool measure
52. Disney deer
53. Norse god of war and poetry
54. Put in a cargo hold
55. Right-angled shapes
56. Pub potatoes
57. Las Vegas rival
59. Act the nomad
60. Winner's emotion
61. Kitten's plaything
63. Where some vets fought

Recipe of the Month

Soulful Chicken Noodle Soup

Ingredients

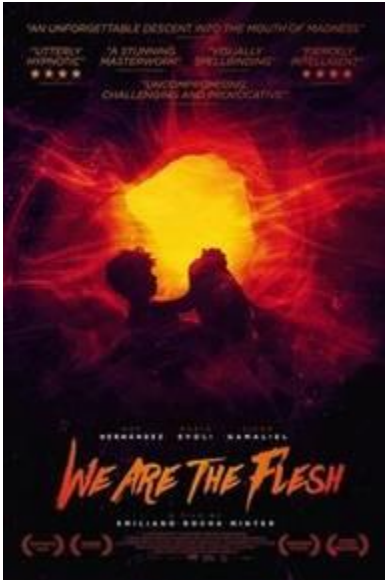
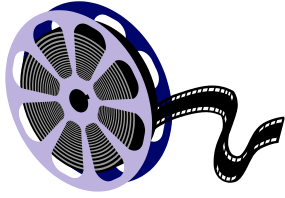
- 2 pounds bone-in chicken thighs, skinned and trimmed
- 3 medium carrots, cut into 1/2-inch pieces (1 1/4 cups)
- 1 celery root, cut into 1/2-inch pieces (2 cups)
- 1 medium leek, white and light green parts only, cleaned, chopped
- 2 garlic cloves, peeled and smashed
- 2 fresh thyme sprigs
- 2 fresh sage sprigs
- 1 fresh rosemary sprig
- 1 bay leaf
- 1 1/2 teaspoons table salt
- 1 teaspoon freshly ground black pepper
- 8 cups chicken broth
- 2 cups wide egg noodles
- 3 tablespoons finely chopped fresh parsley
- 1 tablespoon fresh lemon juice



Preparation

1. Place chicken and next 11 ingredients in a 6-qt. slow cooker. Cover and cook on LOW 6 hours or until chicken and vegetables are tender and chicken separates from bone.
2. Remove chicken from slow cooker. Dice meat, discarding bones. Return meat to slow cooker. Stir in noodles and parsley. Cover and cook on HIGH 15 to 20 minutes or until noodles are tender. Stir in lemon juice. Serve immediately, and garnish with any leftover chopped fresh parsley.

WHAT'S NEW AT THE MOVIES!



We Are The Flesh 01/13/2017

In 19th-century Saint Petersburg, a retired officer returns from exile and takes up arms as a duelist's representative for hire.



Alone In Berlin 01/13/2017

A German couple lose their son in WWII, prompting them to become secretly anti-Nazi.



A Dog's Purpose 01/27/2017

A devoted dog (Josh Gad) discovers the meaning of its own existence by showing humans how to laugh and love over the course of several lifetimes.



Sleepless 01/13/2017

A Canadian man travels to New York every holiday season to sell Christmas trees on the streets of Manhattan.

January 2017

1 New Year's Day Office and Rec. Center Closed	2 Recycling Pick-Up	3 Trash Pick-Up	4 Water Aerobics 9:00-10:00am Indoor Pool	5 National Bird Day	6 Water Aerobics 9:00-10:00am Indoor Pool	7
8 Male Watchers Day	9 Trash and Recycling Pick-Up	10 Houseplant Appreciation Day	11 Water Aerobics 9:00-10:00am Indoor Pool	12 National Pharmacists Day	13 Water Aerobics 9:00-10:00am Indoor Pool	14 Ocean Dunes Homeowners Meeting 10:00am at the Rec. Center
15 National Hat Day	16 Trash and Recycling Pick-Up	17 Allied Pest Control Optional Spraying	18 Water Aerobics 9:00-10:00am Indoor Pool	19 National Popcorn Day	20 Water Aerobics 9:00-10:00am Indoor Pool	21 National Hugging Day
22	23 Trash and Recycling Pick-Up	24 Compliment Day	25 Water Aerobics 9:00-10:00am Indoor Pool	26 Spouse's Day	27 Water Aerobics 9:00-10:00am Indoor Pool	28 Chinese New Year
29 National Puzzle Day	30 Trash and Recycling Pick-Up	31 Inspire Your Heart with Art Day	1	2	3	4

Solution

