



www.oceandunesresortnc.com

Ocean Dunes Monthly, June 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:

- June 11, 2016: Open Board Meeting at 10am in the Rec. Ctr.
- September 24, 2016: Open Board Meeting at 10am in the Rec. Ctr. (Budget Presentation)
- November 12, 2016: Open Board Meeting at 10am in the Rec. Ctr. (Budget Ratification)
- January 14, 2017: Open Board Meeting at 10am in the Rec. Ctr.
- March 11, 2017: Open Board Meeting at 10am in the Rec. Ctr.
- May 6, 2017: Annual Meeting at 10am at TBD

WELCOME

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

- William and Elaine Thomas in 102
- Eric and Angela Smith in 603
- Anthony Frevele and Amanda Peck-Frevele in 1602
- Geralynn McPherson in 1702

Welcome 2016-2017

OD Board of Directors

Although there initially was a question of whether we had a sufficient percentage of owners voting in the May election (ballots collected represented a weighted vote of 49.63% of all owners), our attorney has assured us the count of the ballots plus some signed meeting joinders constitutes a quorum.

Many thanks to outgoing Directors Al Woodall, Dave Brauer, and Bob Plazzo for their service.

The following is the list of the new board and the position each Director has assumed until May 2017:

Mark Hamlet	President	2401
Becky Blackmore	Secretary	2302A
Marsha Cox	Communications Director	2205C
David Fineman	1 st Vice Pres.	302
Bill Hensley	2 nd Vice Pres.	402
Frank Schwing	Treasurer	1305
Mark Sposato	Asst. Treasurer	1107

The schedule of open meetings through May 2017 has been set. See the front page for those dates. A full contact list for the board is on the website under **Documents → Directories**.

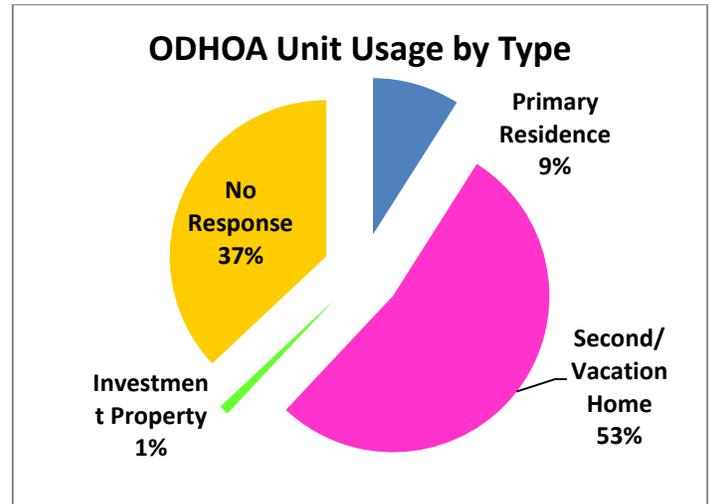
OD Proof of Insurance for Mortgages

Ocean Dunes recently had a bit of a hiccup with regard to our flood insurance. Due to a clerical error on the part of our insurer, Ameriflood, a payment was not recorded correctly, causing the perception that our flood insurance had lapsed. As a result of the error, many of the banks holding mortgages for our owners began taking steps to provide their own, more costly flood insurance to their customers.

The issue has been resolved, the new flood declarations are on our members website, and new master policy declarations will be there shortly. If you receive inquiries from your mortgage company on this matter, please contact customerservice@ameriflood.com to have the proper proof of insurance documentation forwarded to them. If this does not take care of the situation, please contact the HOA office and we can steer you in the right direction, via our insurance specialist at CAIS.

How OD Units are Used

The results of the survey on how Ocean Dunes owners use their units are displayed in this pie chart:



We conducted the survey to provide better data to mortgage companies who want to know how many owners live here permanently, etc. Mortgage companies ask Kuester to fill in this data for your mortgage applications and we had been guesstimating.

Of the owners who responded, only 1% use their units as investment property (available for rent at least 50 weeks a year). Even if all the units who did not respond use their units as investment property, the total would only go up to 38%. An association with more than 50% of rental properties causes red flags for many mortgage companies, and may cause your mortgage to be denied.

As you can see, we fall below that threshold.

Help Animals by De-cluttering

Carolina Beach Animal Hospital is looking for “gently used” items to sell at a yard sale (proceeds to go to their adoption program CBAH PAWS). Suggested items include furniture, clothing, household items, kitchenware, jewelry, and hangers. They say they’ll accept everything *except* books.

The yard sale is Sunday, July 10 at CBAH on Bridge Barrier Rd. behind Food Lion. After you’ve de-cluttered, you can fill up again with the sale items. They also usually have a few adoptable pets on site, too. Call 910-458-3000 for info.

Hurricane Preparedness Sessions

The Town of Kure Beach will hold two Hurricane Information Sessions at Town Hall on the following dates (*note that the same information is presented at both sessions, so you only need to attend one*):

WEDNESDAY, JUNE 8th @ 6:30pm

FRIDAY, JUNE 10th @ 6:30pm

The Town's Emergency Response Coordinator, Commissioner David Heglar, will lead the sessions. Please go to <http://townofkurebeach.org/citizen-hurricane-information-sessions-scheduled-on-june-8th-june-10th.aspx> to view vital information on emergency procedures and preparedness.

Note that if the Town orders a mandatory evacuation and you decide to stay, you are on your own. And it is up to you to make arrangements for putting up plywood or closing hurricane shutters. In case of evacuation, you need a sticker (available at Town Hall) identifying you as a homeowner to gain access back to the island.

OD Floor Plans Now on Website

Floor plans for the six designs used in most OD units are now on our website oceandunesresortnc.com under **Useful Info**. These show square footage for each room and are useful if you rent out or plan to sell your unit. They will also help if you plan to redo carpeting, tile, etc. in your unit. You'll need to do some math to figure out total square footage, though.

New Hanover County recently re-appraised property values. Any changes for your unit should be reflected on your 2017 property tax bill, which will be mailed out in a few months. You should check your unit description at <https://mss.nhcgov.com/CSS/citizens/RealEstate/Default.aspx?mode=new>. You may find it shows too many bedrooms or too much square footage for your unit. (Your appraisal should be based only total **heated** living area – without decks.) Armed with a copy of your floor plan, you may appeal your current appraisal at <http://tax.nhcgov.com/forms/residential-property-tax-appeal-form/>.

600 Building Update

Work on the 600 building is nearing completion. While there were a few trusses that had to be re-manufactured, most of them have been replaced by now and our contractor is putting the final touches on the building's infrastructure. The electricians and plumbers are re-running wires and pipe for the utilities to the units and the HVAC systems will be re-placed on their pedestals and re-connected within the next few days. At that point, Allied Pest Control will come in and treat all of the new trusses to make certain that we do not have any more issues with the powderpost beetles that were the original source of many of the problems in the building.

We are also working with Addis Construction to make sure any damage to walls, floors, etc. is repaired prior to finishing the project. Assuming that all of our inspections go well, we would then replace and paint the carport ceilings to fireproof the building, qualifying us for the Certificate of Occupancy. Barring any setbacks, our tentative date for owners to resume residence of their units is June 13th.

2100 Building Update

You may have recently noticed the multi-colored flags and crews walking around on the roof of the 2100 building. A long-overdue re-roofing project is well underway and nearing completion. Highland Roofing is working on the flat roof and, as soon as they finish that, they will work on the mansards. We did have a brief delay in the process a few weeks ago when we had some heavy rains and a roof drain failure but we're back up and running, now.

This is the first step of a major renovation that will resume in September, after the busy summer rental season is over. Our engineer, David Terkeltaub, is currently working on the plans for the renovation and it will likely be going out to bid within the next few weeks. Remember, the 2100 building renovation will be done in two stages – the north end will take place between September 2016-March 2017 and the South end will be done from September 2017-March 2018.

Want to Make a Difference?

Join a Committee!

There are many opportunities for you to make a difference here at Ocean Dunes. From helping to make the decisions on building and renovations to beautifying the landscaping, all the way to helping to shape our financial future. Ocean Dunes committees are a great way to be an important part of the community.

After our new Director positions were set, the new OD board named some new committee chairs:

Building: Mark Hamlet

Communications/Website: Marsha Cox

Insurance: Mark Hamlet/Dave Brauer

Landscaping: Mark Sposato

Legal Documents: Marsha Cox/Becky Blackmore

Long-Range Planning: Frank Schwing

Town Liaison: Dave Fineman/Bill Moore

Volunteer: Becky Blackmore

Vote Counting/Election: Marsha Cox/Barbara Newnam

If you have experience with building and construction, the Building committee may be the place for you. A good knowledge of Internet technology or strong writing skills are always plusses on the Communications and Website Committee.

They say it's not what you know but whom you know. Perhaps some of your Kure beach contacts would make you a good fit as a town liaison. Everyone seems to have an opinion on the current state of our landscaping. Perhaps working on the Landscaping Committee would provide an opportunity to make your voice heard and have your vision realized.

A head for numbers, legal knowledge, insurance experience – all skillsets are appreciated and if aren't sure what you bring to the table, our Volunteer Committee is a great option. Whatever choice you make, working with one of these groups is a great way to help make Ocean Dunes an even better place to be.

Beach Re-nourishment Update

The Carolina Beach/Kure Beach Nourishment project has finally been completed. You've probably noticed there is a whole lot more beach between our buildings and the ocean. The project brought dredged sand down as far as the 1700 building and then tapered it back to the dunes.

We are looking at the possibility of trucking in sand and/or pushing the available sand to build up dunes between the 1700 and 2100 buildings. This will be contingent upon what CAMA, Kure Beach and New Hanover code tells us we are allowed to do and, of course, the cost.

We had looked at the option of burying sandbags behind the 2100 building, as the Riggings has done behind their buildings, but found that with a price tag coming in at over six figures, it was cost prohibitive. We will continue to look for the most practical and cost effective ways to protect our buildings and bring them to the attention of the board.

Talkin' Trash

The new board is literally doing that, investigating ways to resolve trash overflow problems during the high season. Suggestions include more cans, additional pickups, and can cleaning. Look for an update on this issue shortly.

In the meantime, call the office if you need an additional can at your building.

Upcoming Holidays

June 14, 2016

Flag Day

June 19, 2016

Father's Day



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>

Reggae Yoga Flow & Relax: All-Levels

Every Wednesday from 6:30pm until 7:30pm at the Kure Beach Community Center. This 1-hour class combines warming stretches, fun flowing yoga sequences and a final period to relax and restore your mind and body. A well balanced routine set to an awesome Reggae playlist! Perfect for All Levels. Beginners are welcome and encouraged to attend, as modifications will be provided for a safe and satisfying practice. Students should bring a yoga mat, water bottle, and beach towel. Classes are pay what you can. Come feel the difference!

Boogie in the Park: Mangroove

On Sunday, June 5th, Mangroove (Swing, Jazz, Blues) 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!

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.

Line Dance (10-11am)

Each Thursday and Friday, 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.

Sunrise Ocean Flow Yoga (7:30-8:30am)

Make every Monday morning 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.

Hoop Dance Jam

Drop in, dance to some great tunes, share tips and tricks, or start your own hoop journey with some new friends. All are welcome on Wednesday evenings from 7-9pm at the Ocean Front Park; no experience needed. Bring your own hoop and drop in for \$5 or purchase a handmade beginner hoop for only \$45. Come get your hoop on!

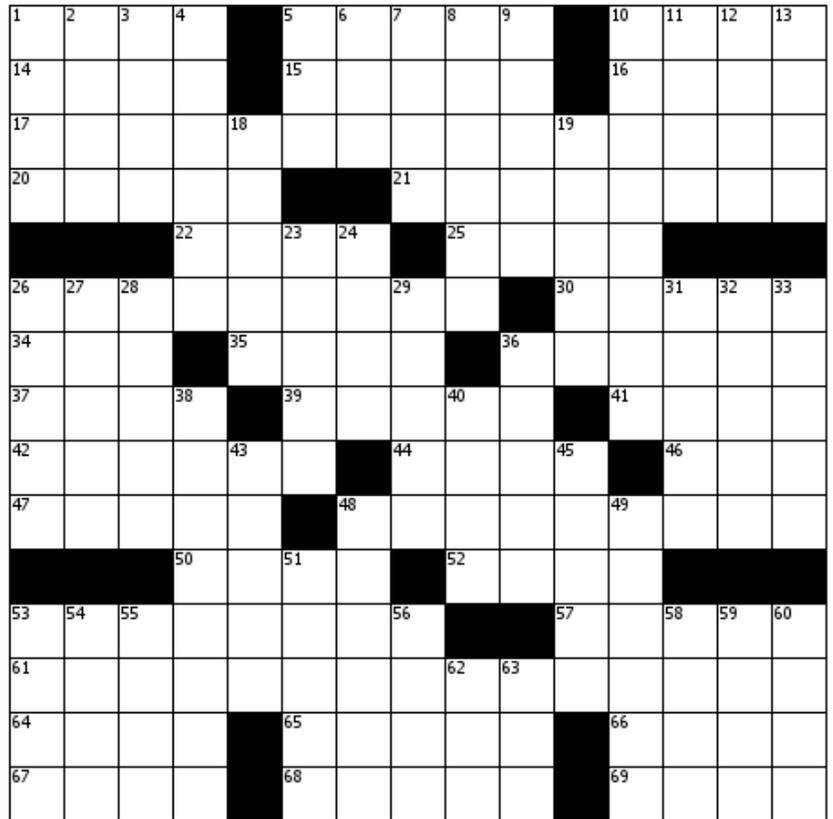
EXERCISE YOUR BRAIN

Across

1. A&E word
5. Domineering
10. Crunch's rank
14. Slave
15. Get-rich-quick gamble
16. Snack first created in 1912
17. Hardly winning
20. South Korean capital
21. Pouched creatures
22. Printer's primary color
25. To the sheltered side
26. Hardly winning (with 48-Across)
30. Answering-machine blinks
34. Quarrel
35. Member of baseball's All-Century Team
36. Chap
37. Guitarist Clapton
39. Words of agreement
41. Heroic chronicle
42. Inclined
44. Gripe
46. Sixty secs.
47. Kind of heat or flare
48. See 26-Across
50. Sign of distress
52. Misprint
53. Dish often served covered with sauce
57. Silly
61. Hardly winning
64. Graph or pilot starter
65. Ally with
66. Pueblo Indian
67. Teen's big date
68. Gawain's transport
69. Candid

Down

1. Andy's partner in old radio
2. Womanizer
3. Milosevic's predecessor
4. Exhibit poor posture
5. Deli specialty
6. Ah partner
7. Choreography bit
8. Run around naked
9. "___ be sorry!"
10. Sweeps under the rug, e.g.
11. Diva's moment
12. Quaker colonist
13. Holiday drinks
18. Handbill



19. One of the family
23. Ill-treat
24. 1949 peace org.
26. Regions
27. Body trunk
28. Corded fabric
29. Grain husk
31. Cud-chewer without a hump
32. Spock's forte
33. Ritzy
36. Hard to swallow
38. Hat-checker's station
40. Hardly a Westminster contender
43. Primp
45. Early photo color
48. Turn in the right direction
49. Blanketlike cloak
51. 100-eyed giant of myth
53. Like some decisions
54. Decant
55. Countertenor
56. A French cheese
58. At the acme
59. Relaxed rejection
60. Roberts' Brockovich
62. Broke bread
63. Narc or G-man, e.g.

Recipe of the Month

Caprese Orzo Salad: A light and easy dish just in time for summer!



Prep: 15 min
Cook: 35 min
Yields: 6 servings

Ingredients:

- 1 cup (7-ounces) dry orzo
- 8 ounces fresh (water-packed) mozzarella pearls ("perline," or tiny balls)
- 1 pint grape tomatoes, halved
- 1 (1/2-ounce) bunch fresh basil, sliced in a chiffonade

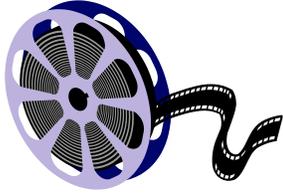
For the Dressing:

- 1/2 cup extra-virgin olive oil
- 1/4 cup balsamic vinegar
- 2 teaspoons Dijon mustard
- 2 teaspoons honey
- 1 clove garlic, minced
- 1/2 teaspoon salt
- Freshly ground black pepper, to taste

Directions:

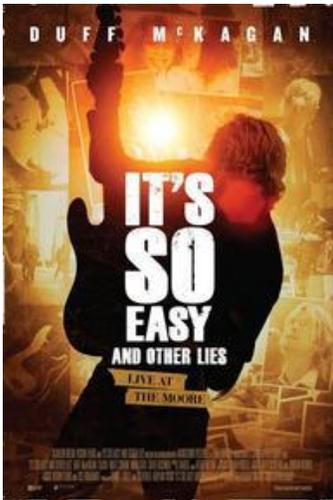
1. Cook the orzo in salted water according to package directions. Drain and set aside to cool, tossing occasionally so that the orzo doesn't clump together.
2. While the orzo is cooking and cooling, prepare the dressing by combining the olive oil, balsamic vinegar, Dijon, honey, minced garlic, salt, and pepper. You may whisk it vigorously in a bowl, shake it in a tightly-sealed jar, or pulse it in a mini food processor.
3. Once the orzo is cool, transfer to a large bowl. Carefully mix in fresh mozzarella, tomato halves, basil chiffonade, and about 2/3 of the prepared vinaigrette, or as much as you prefer. Adjust salt and pepper, to taste.
4. Serve immediately or refrigerate and serve chilled, stirring in additional dressing just before serving (since the dressing will soak into the pasta while in the fridge).

WHAT'S NEW AT THE MOVIES!



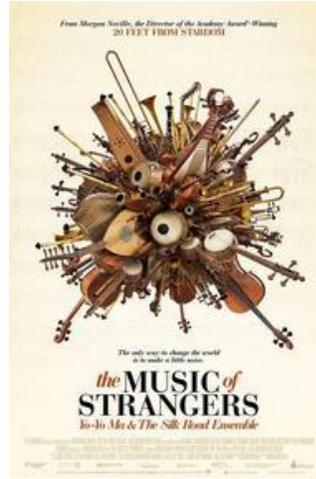
Urge 6/3/2016

A weekend getaway takes a dangerous turn when a mysterious nightclub owner introduces a group of friends to a new designer drug. Stripped of their inhibitions, the friends start living out their wildest fantasies.



It's So Easy 6/13/2016

Musician Duff McKagan discusses his life and career, from his days of playing bass in Guns N' Roses to his struggles with alcohol addiction.



The Music of Strangers 6/10/2016

Filmmaker Morgan Neville profiles cellist Yo-Yo Ma and the Silk Road Ensemble, an eclectic group of musicians who tour worldwide.



Finding Dory 6/17/2016

With help from Nemo and Marlin (Albert Brooks), Dory (Ellen DeGeneres) the forgetful fish embarks on a quest to reunite with her mother (Diane Keaton) and father (Eugene Levy).

June 2016

			1	2 National Bubba Day	3 Water Aerobics (Indoor Pool 9:00am-10:00am)	4 Hug Your Cat Day
5 World Environment Day	6 D-Day Anniversary Trash and Recycling Pick-Up	7 Ramadan Begins	8 Water Aerobics (Indoor Pool 9:00am-10:00am)	9	10 Water Aerobics (Indoor Pool 9:00am-10:00am)	11 Ocean Dunes Open Board Meeting (10:00am - Rec Center)
12 Red Rose Day	13 Trash and Recycling Pick-Up	14 Flag Day	15 Water Aerobics (Indoor Pool 9:00am-10:00am)	16 Fresh Veggies Day	17 Water Aerobics (Indoor Pool 9:00am-10:00am)	18 National Hollerin' Day
19 Father's Day	20 Summer Solstice Trash and Recycling Pick-Up	21 Allied Pest Control Monthly Spraying	22 Water Aerobics (Indoor Pool 9:00am-10:00am)	23	24 Water Aerobics (Indoor Pool 9:00am-10:00am)	25 National Catfish Day
26	27 Trash and Recycling Pick-Up	28 Paul Bunyan Day	29 Water Aerobics (Indoor Pool 9:00am-10:00am)	30		

Solution

