



[www.oceandunesresortnc.com](http://www.oceandunesresortnc.com)

## Ocean Dunes Monthly, March 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](http://www.oceandunesresortnc.com).
- **Insurance:** Is your bank or mortgage company asking for a Certificate of Insurance? Send email to [Bethany.Coogle@Acentria.com](mailto:Bethany.Coogle@Acentria.com).
- **Closing Information:** Any closing information can be obtained by contacting Bethany Coogle. Her e-mail is [Bethany.Coogle@Acentria.com](mailto:Bethany.Coogle@Acentria.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](https://www.facebook.com/kure.beach.5)*

### Reminders – Important Dates:

- Saturday, March 17, 2018 – Open homeowners meeting at the Rec Ctr at 10am
- Tuesday, March 20, 2018 – Allied Pest Control monthly contract spraying.

# WELCOME

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

- Allan Pett and Sara Snow in Unit 205
- Patricia and Thomas Yurysta in Unit 2123B
- Emily Potter and Mark Brzozowski in Unit 1403
- Darlene and Thomas Christianson in Unit 1904
- Linda Fields in Unit 1701
- Barbara and Patrick Petray in Unit 1002

### 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

## Late Winter Projects Update

With the recent spurts of beautiful weather, Ocean Dunes' maintenance crew has been able to get back to some of our common area painting, touching up the gazebos and walkways and freshening up lines in our parking lots.

We continue to repair fences, place landscape timbers, shore up walkways, fix lighting and light posts, and replace worn out signage. 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.

Painting and repairs have begun for 300 and 1100.

## Roofing Is Moving Along

Roof work continues to move along at a brisk pace. 900, 1400, 1500, and 2000 were recently completed. 2400, 200 and the Rec. Center buildings are next in line along with 1800's mansard repairs.

## Concrete Progress

Underway is work toward installing a large concrete patch in front of the 1500 building. Also in the works are 3 smaller (about 4x4) trip hazard patches at the 400, 700, and 900 buildings.

## Latest Update on the Dunes

Bill Moore, of the Ocean Dunes Board of Directors, continues to lead the project to help protect our community by beefing up areas behind several of our buildings where sand was lost in this year's tropical storms. At this point we are in a waiting mode as the next steps require receipt of permits that is currently still in process.

## Super Bowl 2018 Party

Ocean Dunes 4<sup>th</sup> Annual Superbowl party was held on Sunday, February 4<sup>th</sup> in the Recreation Center lounge. With a group of 30+, it was the biggest turnout ever! Attendees enjoyed watching this year's exciting game (and of course the commercials and half-time show) on the center's large-screen TV. It was a fun opportunity for long-term residents to reconnect and to become acquainted with some of our newer homeowners. There was also the ongoing suspense of who would win on the "bingo-like" random chance score guessing board, which yielded a winner at the end of each of the game's four quarters.

Each guest brought an entrée or dessert to share. The food was described as "amazing" by Mark Sposato, who handled the organization of this year's festivities. He also noted that most of the crowd were happy Eagles fans, but the Patriots also had a good showing of support. The pool winners (\$75 apiece) were Bill and Sue Babcock, Nicole Sposato, Becky Blackmore and Mike O'Brien.

The HOA is considering a Final Four get together (depending on interest) but will definitely hold the 2nd Annual Spring Gazebo Party. Anyone interested in either event can contact Becky Blackmore or Mark Sposato.

The Rec Ctr. lounge and big screen TV are available for rent by both owners and non-owners, so book your next event now.



Guests gather at the 4<sup>th</sup> Annual 2018 Superbowl Party

## Important Community Updates:

Info about each candidate running for the 2018 board elections will go out by the end of this month, along with proxies, ballots and other info about the Annual Meeting.

## Insurance Presentation at Annual Meeting

Our annual meeting will be held on Saturday, May 5, 2018 at the Beach House at the Fort Fisher Recreation Area across from Ocean Dunes Building 600. 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. At the conclusion of the annual meeting, a buffet lunch will be served.

## **A Friendly Reminder on Pest Control:**

Our HOA contract with Allied Pest Control begins anew for the month of March with scheduled sprays taking place the third Tuesday of every month through September.

Please make sure we have a key to your unit (or access code) so that Allied can get into your unit for spraying. If they cannot enter, or if you need spraying at another time, you can make arrangements for Allied to return, but you will be billed \$25 for that visit.

## **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 [oceansdunesresortnc.com](http://oceansdunesresortnc.com).

But now you can also fill out the form online at [https://kuester1.formstack.com/forms/ocean\\_dunes\\_modification\\_request](https://kuester1.formstack.com/forms/ocean_dunes_modification_request), which you may find easier.

## **The Hazards of Pet Waste**

### **Pet Waste is Far from Fertilizer**

Not all waste is made equal and whether a specific animal's waste is beneficial to the ground it lays on depends primarily upon the animal's diet. In order for waste to be an effective fertilizer, it must consist mainly of digested plant matter. Cows and horses are herbivores, which makes their waste ideal for use as fertilizer. Dogs, on the other hand, are carnivores, making their byproducts unsuitable for soil enrichment.

### **Dog Poop Harbors Harmful Bacteria**

Dog poop can make you and your dog sick. Dog waste often carries harmful bacteria. It can also carry a variety of worms. Puppies are especially vulnerable to dog waste left on the ground because of the potentially deadly Parvo virus. This virus is highly contagious and can be easily passed to other dogs through infected waste. Although most adult dogs have been vaccinated against it, young puppies may not be immunized yet. For this reason, they are at the highest risk.

### **Dog Poop Attracts Rats**

Dog waste is known to be the number one food source for rats in developed areas. Rat populations thrive, reproducing often wherever there is a readily available food source.

### **Dog Poop is Toxic to the Environment!**

Pet waste that is left on the ground does not just disappear. Particles of dog poop wash into our creeks and streams, and ultimately into our rivers when it rains. Although dog waste contains harmful bacteria and parasites, it is also very nutrient-rich. Unfortunately, these particular "nutrient-rich deposits" cause rapid algae growth. Abundant algae blooms block sunlight and deplete oxygen in the water, killing off aquatic organisms, especially fish. Even for those who are not concerned about the environment, there is one more reason to keep pet waste off the ground and out of our waterways - our own personal health. The bacteria in dog feces that wash into our creeks, streams, rivers, and ultimately the ocean, can cause serious illness in humans, including cholera and dysentery.

### **Dogs are Great - the Stuff They Leave Behind Isn't.**

Ocean Dunes has 7 receptacles for dog waste placed conveniently throughout the property. Scoop, bag (tie securely) and deposit any poop from your pet to keep our community and the greater environment safe for ourselves and our furry friends.



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

## **Pleasure Island Events**

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



7th Annual Step Up For Soldiers Backyard BBQ Cook-Off (910-279-2782)  
March 3, 2018

4th Annual Carolina Beach Inlet Association Great Chowder Cook-Off (252-521-4510)  
March 17, 2018

14th Annual Steve Haydu St. Patrick's Day Lo-Tide Run (910-547-3820)  
March 17, 2018

Island Men Mac N Cheese Festival  
March 24, 2018

	<b>COMMUNITY INDOOR YARD SALE</b>  Saturday, March 10th  <b>8:30 AM—12:30 PM</b>  Kure Beach Community Center  (118 N. 3rd Avenue)
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The Kure Beach Community Center Committee is holding a yard sale on March 10<sup>th</sup> in the Community Center. If you're interested in selling (yard sale-type items only), six-foot (\$15) and eight-foot tables (\$20) are available for rent. Call 910-707-2015, email [parks@tokb.org](mailto:parks@tokb.org), or come by the temporary town hall for information about securing a table.

### [Dinosaurs Have Arrived at the Ft. Fisher Aquarium!](#)

The North Carolina Aquarium at Fort Fisher recently welcomed a group of dinosaurs who are here just in time for the busy tourist season. The exhibit opens March 16 and will be on display throughout the summer in the aquarium's outdoor garden. Visitors will encounter a fearsome T-Rex along with other life-size, prehistoric creatures.



[Aquarium Workers Assisting with the Dinosaurs 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 3<sup>rd</sup> 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](http://www.pleasureislandlinedance.com).

[This Month's Recipe](#)

New England and even Manhattan style clam chowders are well-known, but did you know there is a Carolina Chowder?

## NORTH CAROLINA DOWN EAST CLAM CHOWDER

BY FRED THOMPSON

**Prep Time: 10 minutes**

**Cook Time: 25 minutes**

**Servings: 10 - 12**

### INGREDIENTS

- 1/4 pound salt pork or slab bacon, sliced 1/4 inch thick
- 1/2 cup chopped onion
- 4 cups water, or half water and half clam juice
- 1 teaspoon salt
- 1/4 teaspoon freshly ground black pepper
- 1 quart coarsely chopped chowder clams (see Kitchen Note)
- 4 cups diced (1/2-inch) potatoes
- 2 dozen small clams in the shell, scrubbed (farm-raised from North Carolina are perfect; see Kitchen Note)
- Milk, half-and-half, or light or heavy cream as or if desired
- Sliced white bread (optional)
- Chopped fresh flat-leaf parsley for garnish
- Oyster crackers

### PREPARATION

- 1 Cook the salt pork in a 5-quart cast iron Dutch oven over medium heat until crisp. Remove the pork and discard, reserving the rendered fat in the pot. Add the onion and cook until tender (but don't let it color), about 5 minutes, stirring a few times. Pour in the water, then add the salt and



pepper. Bring to a boil. Add the chowder clams, reduce the heat to low, and slowly simmer, uncovered, until the clams are tender, about 1 hour.

- 2 Add the potatoes, increase the heat to medium, and simmer until they are tender, about 20 minutes. During the last 10 minutes, add the clams in the shell and cover the pot. Add the milk if using right before serving but give it enough time to warm (a couple of minutes usually works).
- 3 If you like, set a slice of bread in the bottom of each large shallow serving bowl, then ladle in the chowder, making sure to get a couple of the shell clams. Sprinkle with parsley and serve with oyster crackers.

**Kitchen Note:** With their robust sea flavor, quahogs, the largest member of the clam family, make for the best chowder clams. Buy them and shuck the clams yourself or use frozen, which are an excellent alternative. Stay away from canned clams. And while North Carolina might not come to mind when you think of clams, the state has a growing clam farming industry in the sounds and estuaries around the Outer Banks, and offers a steady supply to the entire East Coast. "It's more that possible that the last cherrystones or littlenecks you sipped on came from our waters," says Fred.

**Variations:** You don't have to limit yourself to clams; feel free to add most any kind of seafood to this chowder. Fred likes a combination of clams, shrimp, rockfish (wild striped bass), and scallops. Start the chowder as directed; add the shrimp and fish along with the hard-shell clams. The scallops go in right at the end.

You can also make this without clams; instead use shrimp, scallops (bay scallops are great), oysters, and/or firm white fish filets. After cooking the onion and adding the water and/or clam juice, let the broth simmer for about 30 minutes. Add the potatoes, then add your choice of seafood 10 minutes later (except for scallops, which go in at the end). "No matter which way you choose to make it, this chowder, a pan of cornbread, and some slaw make for real good eating," declares Fred.

Recipe by Fred Thompson for Lodge Cast Iron at <http://www.lodgemfg.com/recipe/north-carolina-down-east-clam-chowder>



A note from Sally Vann/Ocean Dunes Front Desk:

You'll notice this month's newsletter does not include the movie reviews or puzzle. Let us know if you'd like to see one or both of these resume. We also welcome any article suggestions and pictures. We hope to expand the human-interest element of the newsletter with articles that particularly relate to Ocean Dunes residents and guests.



Some of the refreshed signage on the property!

# March



				<b>1</b>	<b>2</b> Water Aerobics 9:00-10:00am Indoor Pool	<b>3</b>
<b>4</b>	<b>5</b> Trash and Recycling Pick-up	<b>6</b>	<b>7</b> Water Aerobics 9:00-10:00am Indoor Pool	<b>8</b>	<b>9</b> Water Aerobics 9:00-10:00am Indoor Pool	<b>10</b>
<b>11</b>	<b>12</b> Trash and Recycling Pick-up	<b>13</b>	<b>14</b> Water Aerobics 9:00-10:00am Indoor Pool	<b>15</b>	<b>16</b> Water Aerobics 9:00-10:00am Indoor Pool	<b>17</b> Homeowners Meeting 10am Saint Patrick's Day
<b>18</b>	<b>19</b> Trash and Recycling Pick-up	<b>20</b> Allied Pest Control Contracted Monthly Spraying	<b>21</b> Water Aerobics 9:00-10:00am Indoor Pool	<b>22</b>	<b>23</b>	<b>24</b>
<b>25</b>	<b>26</b> Trash and Recycling Pick-up	<b>27</b>	<b>28</b> Water Aerobics 9:00-10:00am Indoor Pool	<b>29</b>	<b>30</b>	<b>31</b>