



www.oceandunesresortnc.com

Ocean Dunes Monthly, November/December 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:
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:

- Tuesday, December 20, 2016 – Allied Pest Control December Contracted spraying
- Saturday, December 24, 2016 – Christmas Eve – Rec. Center closed at 3:00pm
- Sunday, December 25, 2016 – Christmas Day Rec. Center Closed
- Saturday, December 31, 2016 – New Year's Eve – Rec. Center closed at 3:00pm
- Sunday, January 1, 2017 – New Year's Day – Rec. Center closed at 3:00pm

WELCOME

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

- Andrew and Ashley Cracker in 1503

2017 Budget Passes

Votes on the 2017 budget were due on Thursday, Nov. 10. The totals were presented at the open board meeting on Saturday, Nov. 12.

73 units voted, 60 online and 13 via ballot. The 2017 Budget passed with 2.79% no votes and 36.02% yes votes. A budget passes unless more than 50% vote no, so the 2017 budget passed.

Staffing Changes

We've gone through some reorganization at the Ocean Dunes Office. Ocean Dunes has renewed the optional year on its contract with Kuester Management. As part of the agreement, Ocean Dunes will receive support from Kuester in utilizing some great services, including enhanced phone and e-mail systems to get callers the information and resources they need in a more timely manner, a better managed collections system, and advanced software systems (SmartWebs, Basecamp, Cinc) that will allow owners to submit and track work orders more efficiently.

Along with these changes, we've done some shuffling with the staff. You may notice a new face around the property. That's Siobhan Wilson, our newest staff member. She will be working in our maintenance department and will be your contact Monday through Friday, between 5:00-8:00pm at the Rec. Center. We're very happy to have Siobhan aboard. Aside from a great personality and a useful skillset, Siobhan provides some much needed "woman" power to our maintenance team.

Kevin Wilson changed roles from Assistant Manager to Facilities Manager. You will see him more around the property while Mike Nieman will be spending more time at the office. When you have a maintenance issue, Kevin will be the person to come by, assess the situation and assign the proper resources to the work order. He will also head up most of the upkeep and improvement projects around the property.

The hope is that with the staffing as it now sits, we will be able to respond to work orders and situations around the property in a more timely and efficient manner, while staying on top of financial and logistical management operations at the office.

Building Washing

At long last, it looks as though we are able to pass along some positive news about the building washing project we had originally scheduled for early October. Some of you may know that A Perfect View was previously scheduled to do the soft washing on ten buildings for us, but a week before the job, Troy, the owner and principal worker at APV, broke his foot, rendering him unable to do our building washing. We attempted, several times, to contact Troy, via phone, e-mail,

and through APV's website but we never got any response and subsequently came to the conclusion that we will not be working with A Perfect View.

This left us in a bad position in that we had to go back to the drawing board. We contacted two of the companies who had submitted bids when we were originally getting the project off the ground. One didn't respond and the other was not interested in the work, anymore. From there, we began to contact cleaning companies to get estimates, again. We have finally come up with a company who can do the soft washing we were looking for, at a reasonable price. We are finalizing the bid and will be sending out information to owners in the affected buildings as soon as we have a schedule. The work will likely take place in early January. That will allow owners in scheduled buildings to have holiday decorations and guests without disturbances.

Around the Property

It's been a busy couple months here at Ocean Dunes. Along with hiring our new maintenance person, we've been transitioning into our new roles while doing our best to stay on top of the ceiling leaks, loose deck boards, and other day to day chores at Ocean Dunes. Here is an overview of some of the projects we're working on.

Reviving the Walkways

We have begun the process of reinvigorating the Dolphin and Pelican pool walkways. These areas take a beating during the summer months so we want to do all we can to help them stand up to another busy few seasons. We will be doing any necessary maintenance on the walkways and handrail boards, power washing, and staining. Due to the cost of replacing decking boards that may not be beautiful but that are still structurally sound, we will be using a solid stain. This will give us more durability, while hiding some of the cosmetic flaws in the boards and handrails.

We will have to close off the walkways for a couple days while we wash and stain but we will give everyone adequate warning before we start. Weather permitting, we should be able to have this project completed before the end of the year. Assuming we like the look of the walkways, we will take on the same process for the Dolphin and Pelican gazebos.

Surfrider Area Clean-Up

Those of you in the 2200/2300 area of the community should be noticing some improvements in your neck of the woods. First, Chris's Clean Cut Tree Service has done a fair amount of tree limbing. Some have been critical of the work that has been done but we assure you it was done for good reason. Several of the trees in the Surfrider Court area have been neglected for years, resulting in massive overgrowth. Their branches hang over the parking lot and cars, making it difficult for fire apparatus to get in and creating a potential hazard in the event of a tropical storm. The large oak tree next to the Surfrider pool also provided an unending supply of acorns and debris which more often than not ended up in the pool. Cutting back some of the branches, will help the tree to flush out, making it healthier, safer, and, in the long run, more attractive.

Other projects around the 2200/2300 area that we either are or will be working on include some much needed repairs to the pump system on the Surfrider pool, touch-up painting at the 2300 building, and re-working the lighting at the 2200 building.

In October's newsletter, we wrote about the lighting at the 2200 building. Several lights are not working, mostly due to the fact that they have corroded to the point where they cannot be salvaged. We were working toward a solution with Elite Lighting but, when they sent their estimate, it was outrageously high. Again, back to the drawing board.

We're now working with Bayside Electric in Wilmington to create a lighting solution that will put out less lumens using more durable fixtures, at a reasonable price. The manner in which the lighting is wired at 2200 limits our choices for fixtures but we're confident that we can come up with something that will meet our needs, both aesthetically and environmentally. Stay tuned!

The Maintenance Mess

We've begun the task of cleaning up and reorganizing the Maintenance Area, near the 2300 building. Years of accumulating abandoned televisions, beach umbrellas, and building debris is being addressed. We are setting up several bulky trash pick-ups, taking what we must to the landfill, and salvaging any building materials we can, in an effort to make the area look more like a shop and less like a junk yard. In the coming months, we

hope to have the area completely cleaned and (to a minor extent) landscaped, with one of our goals being to resurrect the partially existing greenhouse on the back of our main building.

Along with trying to bring the Maintenance Area back, we've gotten the golf cart in better working condition. We had two golf carts, one that was being held together with band-aids and bailing wire, and a second one that wasn't quite as nice as the first. We cannibalized what we could from the dud and cobbled together one cart. That one seems as though it, with a little TLC, should get us by for a while.

Hurricane Matthew

We were, for the most part, spared the brunt of Hurricane Matthew, but we did have a few issues to deal with. We had several areas of broken fence, both between the buildings and in the parking lots. Most have been fixed, with a few needing new materials for the repairs. We held off on some of the repairs so that our landscaper, Yard-Nique, would have easier access to the area around the fences and behind the buildings, where they did trimming and clean up. Other than the fences, we mainly had a lot of landscape debris to clean up. We've fixed the doors on the house electric panels and taken care of the great majority of the lighting issues. There were several roof leaks but we've had Highland Roofing come into take care of those. We fared pretty well but we're never sad to see the end of hurricane season.

Policing the Playground

One of the amenities that is often overlooked at Ocean Dunes is our playground and, to be honest, that might not have been a bad thing. Over the years, the playground equipment has been left to deteriorate and become run down and rickety. We are working with Quality Home Repair to make several repairs on the playground equipment, sanding and re-finishing, restoring hardware, and making certain we meet safety requirements. When repairs on the equipment have been completed, we will work with Yard-Nique to clean up the landscaping and spread mulch to make the area look more appealing. We plan to pay similar attention to the basketball court to make this area of our community more attractive to owners and renters.

Pool Progress

We've mentioned that we are doing some work to the pump system at the Surf Rider pool. That will include a new multi-port controller, a new chlorinator and some pump maintenance. We are working on our other pools, as well. The pump at the Pelican pool has been completely rebuilt and we will be purchasing a new filter as we get closer to the spring. This will provide the Pelican pool with a like-new system for keeping the pool water clean and healthy.

The hot tub at the Rec Center has also received some attention, this fall, getting a new chlorinator and a more appropriate timer. These repairs were necessary to keep our permit in good standing with the New Hanover Department of Health.

Finally, we will be working on the indoor pool at the Rec Center. Several of the pool lights are not currently in working order and we are doing our best to get as many of the lights as possible fixed while trying to keep costs down. We've already made great strides in getting the lighting around the pool and the Rec Center in better maintenance.

Landscaping

We have begun working with our new landscaping company, Yard-Nique. We have both high hopes and high expectations for this new relationship. After years of a bare minimum of landscaping being done, we are now delving into matters and maintenance that will not only make a major difference in the look of the property but that will improve the overall health of our plants and trees.

One area Yard-Nique has been working on is the area behind the oceanfront buildings, under the decks and between the buildings and the dunes. They are cutting back any vegetation under the decks and around the building. This will help keep rodent incursions to a minimum. Yard-Nique is also working to take out several of the older sharp-tipped plants (primarily agaves and yuccas) that have the potential to cause injury. Yard-Nique will also be working to update our irrigation systems in order to keep the plants and grass happy through the winter and into the warmer seasons.

We are also working with Chris's Clean Cut Tree Service to do the trimming on the taller trees. You may have noticed them around the property and,

while some of what they're doing may seem a bit extreme, to a great extent, we are doing this trimming for the sake of safety and the health of the trees. We are also assured by the Ocean Dunes Landscaping Committee that the area at the 1100/1200 entrance will soon be cleaned up and replanted so that it is more in line with the landscaping throughout the property.

2100 Reconstruction Update

Progress

Demolition on the 2100 building is almost complete. Decks, stairwells, and framing have come off and AAPCO and our Engineer are confident about the progress and schedule.

Windows and Doors

The HOA did a lot of research into windows and doors after the concerns with the builder's selections were brought to our attention. The HOA researched various manufacturers and suppliers to find the best quality at the best price. Owners need to understand the importance of maintaining their windows and doors, especially when protecting an expensive reconstruction. The HOA hopes the options provided offer a high-end selection at a low-end price when installation is taken into account. This will help owners protect their investment at a very reasonable cost.

Change Orders

To this point only 2 relatively small change orders have been found; a small amount of wood rot at one of the chimneys has been found and is being replaced and the majority of the conduit for the exterior electrical and fire alarm systems will be placed inside of the walls where possible. This will make the walkways on the front of the building much more appealing. We are also working to upgrade the lighting at the front doorways, along the walkways, and in the stairwells, giving the building a more appropriate seaside look and hopefully setting a new standard for the rest of the community.

Completion: At this point Kuester, Terkeltoub and Associates, and AAPCO Group feel that we are on track for timely, scheduled completion. This is great news for our owners and the community. We'll keep you updated as progress continues.

Important Kure Beach Info

Official Notice of Action: Short Term Rental Properties

Every operator of a business or individual furnishing a taxable accommodation in New Hanover County, such as a hotel, motel, inn, room rental or other such short term rental, is subject to charging a Room Occupancy Tax (ROT) in accordance with N.C. General Statute 153A-155 and 160A-215. An accommodation that is rented for less than 90 days and more than 15 days in a calendar year in New Hanover County is considered a short term rental.

In the past year, Kure Beach Town Council has been working closely with the New Hanover County Tax Office to review the list of Kure Beach properties that currently have accounts with the tax office. After comparing the County's list to properties that are being advertised as short term rentals on Air BNB, VRBO, Craig's List, etc., and properties that have rental signs posted on them, it appears that there are a number of properties that do not have an established ROT account with the County's tax office.

Therefore, we are advising all property owners that anyone engaging in short term rentals is required to comply with this law. The town council will be providing all information regarding short term rentals to the County's tax office and will be requesting that they fully investigate any properties that are advertising for short term rentals that do not have an active ROT account. **If you rent your property short-term and you are not paying ROT, please call the NHC Tax Department at 910-798-7113 to set up an account in your name for this tax.**

Pleasure Island Events

Kure Beach Fantasy Christmas Show

Date: Friday, Saturday, & Sunday, Dec. 9-11

Time: Seating begins at 6:30pm

Location: Ocean Front Park

It's that time of year, again – time for the annual Kure Beach Fantasy Christmas Show, starring everyone's favorite characters: Frosty, Harriet Hippo, the Grinch, Olaf, Elsa, Rudolph, and many more. Santa Claus will be there and his crazy elves

will entertain you with their zany antics. Traditional Christmas songs will be performed by our lovely Winter Princesses, adorned in their dazzling holiday outfits. Tell your family and friends, bring a folding chair in case of overflow, and come to Kure Beach for a merry old time. Don't forget, it always snows at the show!



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!

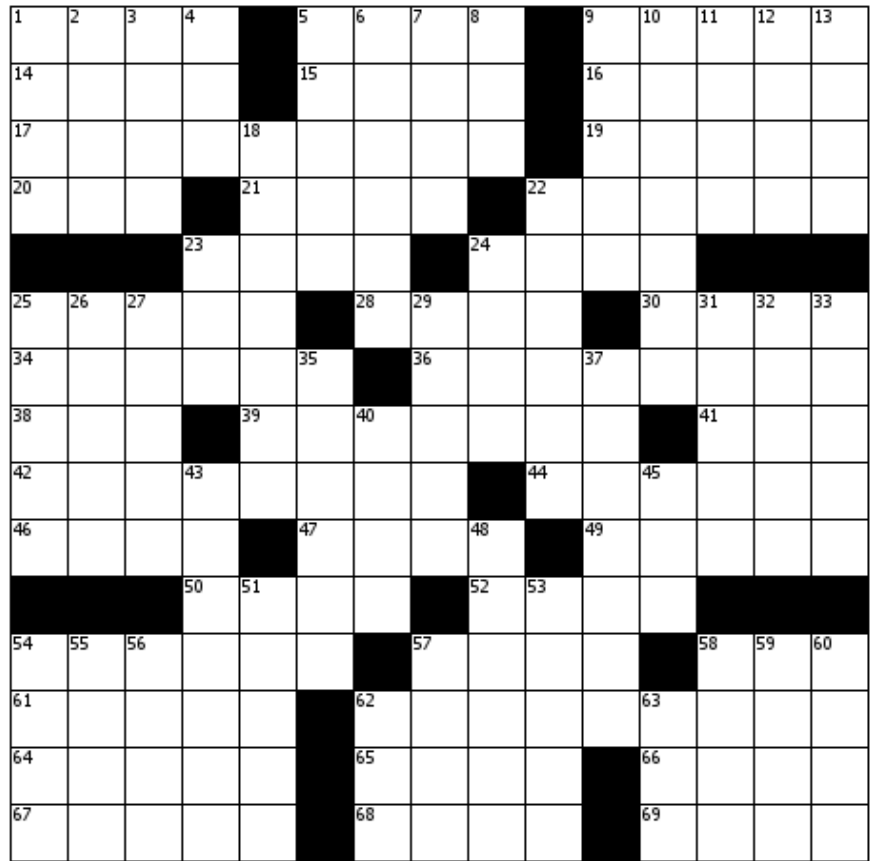
EXERCISE YOUR BRAIN

Across

1. Bearded animal
5. Lingerie edging
9. Drinking tube
14. Move slowly
15. Hurt
16. Apache, e.g.
17. Trolley
19. Devourer
20. Sock tip
21. Stag
22. Legislative body
23. Televises
24. Bunny's jumps
25. Expect
28. Actor ____ Connery
30. Thing
34. Infrequently
36. Coniferous evergreen (2 wds.)
38. Groom's vow (2 wds.)
39. Stopped working
41. Nest egg letters
42. Religious skeptic
44. Pick a station (2 wds.)
46. ____-do-well
47. Ultimatum word
49. Military student
50. Be bold
52. Kin of PDQ
54. Daisylike flowers
57. Worry
58. Vane dir.
61. Seaside
62. Saint Paul's state
64. Seoul's country
65. Lyric poems
66. Mideast nation
67. Mails
68. Eroded
69. Jaunty

Down

1. Essence
2. Upon
3. Land measure
4. "War of ____ Worlds"
5. In a while
6. Admittance
7. Burn slightly
8. Always, in verse
9. Prepare tea
10. Mass ____ (subways, e.g.)
11. Ms. Hayworth



12. Egg on
13. "Wish You ____ Here"
18. Magazine officials
22. 14-line poem
23. Help
24. Locks
25. Korean, e.g.
26. Golf club
27. Without company
29. Heroic tales
31. Attempted
32. Uncanny
33. Intended
35. Measuring devices
37. Teach
40. Flooring square
43. Commanded
45. Short snooze
48. Breadwinner
51. Regions
53. Sight or smell
54. Invites
55. Slipper
56. Ripped
57. Dog's name
58. Angry
59. "A ____ Is Born"
60. Desire
62. Cut the lawn
63. Small taste

Recipe of the Month

Ingredients

FOR THE CAKE BALLS:

- 1-¼ cup All-purpose Flour
- 1 teaspoon Baking Powder
- 1 teaspoon Baking Soda
- ½ teaspoons Salt
- 2 whole Large Eggs, Room Temperature
- 1 cup Granulated Sugar
- ½ cups Canola Oil
- 2 teaspoons Vanilla Extract
- ½ cups Buttermilk, Room Temperature
- 2 sticks Unsalted Butter, Room Temperature
- 2 cups Powdered Sugar
- 2 Tablespoons Heavy Cream

FOR THE COATING AND DECORATION:

- 1 bag (1 Lb. Size) White Candy Melts
- ½ bags (1 Lb. Size) Red Candy Melts
- 5 pieces Black Candy Melts
- 3 pieces Orange Candy Melts
- 20 Lollipop Sticks

Preparation

To prepare the cake, preheat oven to 350 F. Grease and line an 8-inch square cake pan.

In a large bowl, sift flour, baking powder, baking soda and salt. Mix well.

In the bowl of an electric mixer fitted with the paddle attachment, mix eggs and sugar until well combined. Gradually add oil and half of the vanilla, mix until just blended. With the mixer on low, slowly add half the flour mixture; mix until just blended. Add the buttermilk, mix until just blended. Slowly add remaining flour mixture, scraping down sides of the bowl with a spatula, as necessary, until just blended.

Pour batter into the prepared pan. Transfer pan to oven and bake for 18 to 20 minutes. Remove from oven. Let cake cool in pan for 15 minutes. Then invert it onto a greased rack. Let it cool completely.

To prepare buttercream, beat butter for a few minutes in a standing mixer with the paddle attachment on medium speed. Add powdered sugar and turn your mixer on low, beat until the sugar incorporates with the butter. Add the remaining half of the vanilla and heavy cream, beat on medium speed for another 3 minutes, or until buttercream becomes light and fluffy.

To assemble cake pops, prepare two cookie sheets lined with parchment paper.

Break the cooled cake into a few big chunks by hand, place them into the bowl of an electric mixer fitted with the paddle attachment and mix on medium speed until the big pieces turn into crumbs. Add frosting gradually into the



cake crumbs and blend until the mixture becomes a dough. You'll use about 1 to 1 ½ cups of frosting.

Scoop dough into 10 to 20 teaspoon-sized balls for the heads, and 10 to 20 tablespoon-sized balls for the bodies. Place them on the prepared cookie sheets. Refrigerate for 30 minutes.

Remove the small cake balls from the refrigerator. Gradually melt the white candy melts in the microwave, heating in 10 second intervals and stirring in-between. Dip one end of a lollipop stick in the candy melts and insert all the way through a small cake ball, leaving about one centimeter of the stick at the bottom. Repeat with all the small cake balls. Set aside for 30 seconds.

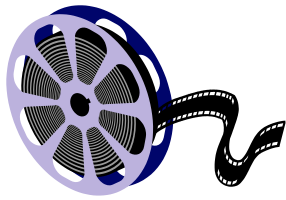
Remove the large cake balls from the refrigerator. Dip each small cake ball in the white candy melts and gently tap off excess. Carefully but quickly insert the end of the stick into a large cake ball. Secure the head and body part and let it stand for 30 seconds. Repeat with the remaining cake balls.

Dip each snowman body in the white candy melts and gently tap off excess. Place cake pop onto a piece of parchment paper. Let it dry completely.

Place the red candy melts in a microwavable Ziploc bag. Microwave on high for 20 to 30 seconds to completely melt the candy melts. Push the melted candy toward one corner of the bag. With a pair of scissors, snip off a very small opening, and start piping the hat and scarf on each snowman cake pop.

Repeat with the black candy melts for the eyes, mouths and buttons. Repeat with the orange candy melts for noses.

WHAT'S NEW AT THE MOVIES!



The Duelist
12/2/2016
In 19th-century Saint Petersburg, a retired officer returns from exile and takes up arms as a duelist's representative for hire.



Tree Man 12/6/2016
A Canadian man travels to New York every holiday season to sell Christmas trees on the streets of Manhattan.



Christmas Office Party
12/9/2016
When the CEO (Jennifer Aniston) tries to close her hard-partying brother's (T.J. Miller) branch, he and his chief technical officer (Jason Bateman) must rally their co-workers and host an epic office Christmas party in an effort to impress a potential client and close a sale that will save their jobs.



Star Wars: Rogue One
12/16/2016
In a time of conflict, a group of unlikely heroes band together on a mission to steal the plans to the Death Star, the Empire's ultimate weapon of destruction. This key event in the Star Wars timeline brings together ordinary people who choose to do extraordinary things, and in doing so, become part of something greater than themselves.

December 2016

				1 World AIDS Awareness Day	2 Water Aerobics Indoor Pool 9:00-10:00	3 Advent Begins
4	5 Anniversary of the Repeal of Prohibition	6 St. Nicholas Day	7 Water Aerobics Indoor Pool 9:00-10:00	8 National Brownie Day	9 Water Aerobics Indoor Pool 9:00-10:00	10 Human Rights Day
11 International Children's Day	12 Poinsettia Day	13 Ice Cream Day	14 Water Aerobics Indoor Pool 9:00-10:00	15 Bill of Rights Day	16 Water Aerobics Indoor Pool 9:00-10:00	17 National Maple Syrup Day
18 BakeCookies Day	19	20 Allied Pest Control Monthly Contracted Spraying	21 Water Aerobics Indoor Pool 9:00-10:00 Winter Solstice	22	23 Water Aerobics Indoor Pool 9:00-10:00 Festivus	24 Christmas Eve National Chocolate Day
25 Christmas Day Rec. Center Closed	26 Boxing Day	27 National Fruitcake Day	28 Water Aerobics Indoor Pool 9:00-10:00	29	30 Water Aerobics Indoor Pool 9:00-10:00	31 New Years Eve

Solution

