



www.oceandunesresortnc.com

Ocean Dunes Monthly, Holiday 2017

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.
- **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 Hours:
9:00 am – 9:00 pm – every day of the week



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

Reminders – Important Dates:

- Tuesday, December 19, 2017 – Allied Pest Control contracted monthly spraying
- Sunday, December 24, 2017 – Christmas Eve – Rec. Center closing early
- Monday, December 25, 2017 – Christmas – Rec. Center and Office Closed
- Monday, January 1, 2018 – New Year's Day – Rec. Center and Office Closed
- Saturday, January 20, 2018 – Open Board Meeting – 10:00am at the Rec. Center

WELCOME

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

- Christopher and Loretta Thorne in Unit 1103
- Lawrence and Carolyn Gibbs in Unit 2109C

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

VRBO vs. AirB&B vs. Agency

You have a beautiful unit here at Ocean Dunes – an incredible view and great amenities. It's like being on vacation every day. The only thing is, you aren't here all the time and you hate to see the place not getting used - not to mention the fact that it's not cheap. So, you decide to start renting your unit. There are a few decisions to make.

Traditionally, owners have utilized local rental agencies. These agencies handle advertising and booking the unit (some will even include a listing on VRBO) and making sure it is earning you as much income as possible, including setting you up on direct deposit and sending you end-of-the-year tax statement. They generally have staff that can handle maintenance emergencies not handled by the HOA. They can make sure your new appliances are properly installed, take care of fixing or replacing the lamp your previous guest knocked over, and advise you when they see a potential upcoming maintenance issue.

Most rental agencies can assist owners with cleaning services, as well (this is typically an additional cost), from a quick cleaning after a rental to a periodic deep cleaning of your unit. They are also happy to assist with specialty cleaning such as carpet shampooing and window cleaning. Keep in mind, though, that this kind of service does come with a price tag. Most local rental companies will charge a twenty percent management fee, but, if you do not live close by, this convenience can definitely be worth it.

While some like the ability to hand off their property to a management company, others like to take a more hands-on approach. For those owners, an online service like AirB&B or VRBO might be the right fit.

AirB&B will post photos and a description of your unit and its amenities on their website. Guests book and pay right through the website. They have some concierge-type services available through "co-hosts", but, for the most part, cleaning, maintenance, and emergencies are the responsibility of the owner. Fees are typically about three percent, but they do charge guests a service fee of six to twelve percent.

VRBO works in much the same way but does not provide the option of contracting cleaning and maintenance services through them. They charge

the owner a flat fee of \$349 per year to host your property on their site.

While they are considerably cheaper, the downside of AirB&B and VRBO is that owners will need to take care of maintenance, cleaning, and emergencies, themselves. Some of these happen at three o'clock in the morning and can take several hours to resolve. You need to have some flexibility in your schedule to manage day-to-day operations of your unit.

Another thing to keep in mind is getting renters access to your unit. If you have a management company, they get the keys to your renters, provide them with passes for the Rec. Center, and pass along information about the community. In using an online manager, those responsibilities stay with the owner – not the HOA. The Ocean Dunes office cannot give out keys to your renters. You would need to consider a lock box or a coded entry system. The Kuester office also requires permission from the owners to issue passes for the Rec. Center.

While we're only skimming the surface, we hope this gives you some of the information you need to help you make a choice as to how to rent your unit. If you need more information, you can go to [Airbnb.com](https://www.airbnb.com) or [vrbo.com](https://www.vrbo.com) to research further just what the online offerings are or do an internet search for Kure Beach rentals to check out the many local rental managers in the area.

Fireplace Safety

Kuester Management Group, the Ocean Dunes Board of Directors, and the Ocean Dunes staff completely embrace safety first. Nowhere is this more evident than in the area of fire safety. While several of the units here at Ocean Dunes have fireplaces, very few of those fireplaces are usable. As such, we have installed solid caps on most of the chimneys in order to prevent water damage to the buildings.

We highly recommend that owners who rent their units place something inside their fireplace that would deter renters from trying to build a fire, like a plant or a small sculpture. We also recommend that you place signage on or near the fireplace which reiterates that they may not burn anything in the fireplace. If owners have a book of rules or guidelines for their unit, we suggest that you note it there, as well. Please be aware that **owners bear**

the sole responsible for any and all damages caused by the use of fireplaces.

If you live in one of the few units that still has an open chimney cap with a spark arrestor, you still have the ability to use your fireplace but, **you must have the entire fireplace, flue, chimney, and spark arrestor inspected and repaired by a licensed professional before burning anything.** Owners would be wholly responsible for the cost of that inspection and any repairs. If your fireplace checks out, we also recommend that you contact your insurer to make certain your HO-6 policy would cover any damages that could result from having a fire in your fireplace. The HOA will continue to maintain the exterior of the chimney, whether or not fireplaces are active.

For those who are adamant about having a working fireplace, there are ventless options available, using either electricity or propane. You can get information on these systems online, through the big box hardware stores, or through most fireplace or chimney cleaning companies. You would need to submit a Building Modification Request to the Ocean Dunes Building Committee for approval and they would require that the system be professionally installed by a licensed contractor. Please contact Kevin or Mike at the office or through Kuester if you have any further questions on this.

Latest Update on the Dunes

Bill Moore, of the Ocean Dunes Board of Directors, is leading 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. We recently sent out an email, updating the owners on the project. The following is from that letter:

We have successfully found a new contractor to do the cement work for the 1700 carports. The board has approved his bid and we even saved some money. Remember his job must be done in conjunction with the dunes repair for Building 1700.

As far as a new contractor for the dunes repair we are making progress. Two respected companies are involved in developing bids for the work. On November 15th, they came to OD and toured the buildings from 1100 through 2100 on the beach side. They were accompanied by Mike from Kuester

and Spenser Rogers, the UNCW dunes specialist. They began developing detailed plans building-by-building. Their plans include combinations of sand bags and dune replacement. The goal is to protect the buildings as best we can while still maintaining as pleasing a visual environment as possible.

On Friday, December 1st, each contractor returned separately to meet with me and with Kevin from Kuester. They wanted to clarify their ideas and proposals. They also wanted to visit various buildings to ensure their plan would work. I expect their final proposals by the end of this week. After the proposals are received, Kuester and I will review them and submit a proposed contractor to the Board. After the Board approves, we will go to CAMA with the proposal, seeking their approval. Their approval could take 1 to 3 weeks as they will want to study it in depth.

After receiving final approval, the Board will authorize work to begin. Since no good contractor is just sitting there, awaiting work, there will be some lag time between final approval and work beginning. I expect the work to begin sometime in the latter part of January. It is still anticipated to take several months to complete, dependent upon the weather and the timetable for CAMA approval.

Free Christmas Tree Pick-Up

The Town of Kure Beach Public Works Department will be picking up Christmas trees at no cost on Thursday, January 5th and Thursday, January 12th, only. Trees must have all lights, ornaments, tinsel and other decorations removed and be placed on your property line near the street by 7:00am.

Christmas trees put out for pickup after January 12th must be scheduled in advance through the Kuester Office (910-458-3005) and there is a fee for that pick-up.

Holiday Hours

Please keep in mind that over the holidays, the Rec. Center and the Kuester office will be closed on Christmas Day and on New Year's Day. We will also be closing early on Christmas Eve so that our staff can enjoy some well-deserved time off with their families. Please, also keep in mind that the town will pick up recycling on Tuesday, December 25th and trash will be picked up on Thursday, December 28th.

Pleasure Island Events



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 3rd 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.

Yoga Fusion

Mondays, from 9:15-10:15am at the Community Center, Carla combines Pilates & Yoga into a strengthening, stretching, core toning & stress reducing class. Infused with creative Yoga sequencing & breath work, along with the core focus of Pilates postures and great music - this high-energy class is sure to get your week started off right! Beginners welcome! The cost is \$10 for drop-ins or buy a class pack and save.

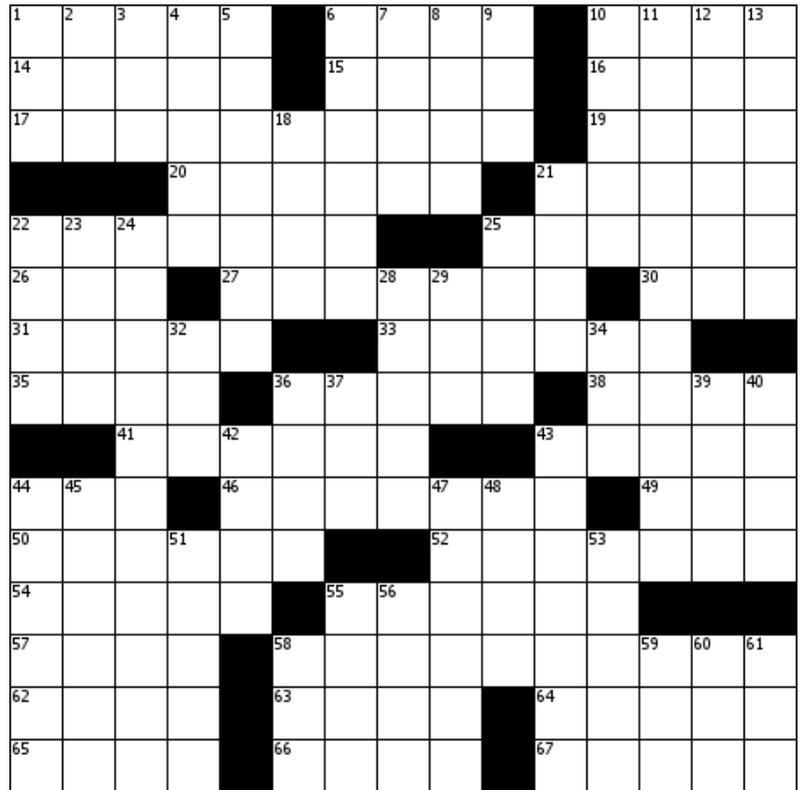
EXERCISE YOUR BRAIN

Across

1. Gradient
6. Heroic chronicle
10. Goya's Duchess
14. His brother took two tablets
15. Very dark, in verse
16. Word with kit or around
17. Fish family?
19. Do a postal job
20. Archery targets
21. Hair dye
22. Not in any place
25. It's on the bottom and needed for a change
26. Grunting exclamation
27. Compromise one's talents
30. Part of UCLA
31. No longer has a secret
33. 7.2-million-dollar bargain
35. Emmy winner Ward
36. Bonded, in a way
38. Nails' target
41. Corneal cover
43. Sound sleep sound
44. Lay turf
46. Is so minded
49. Dinghy adjunct
50. Pants line
52. Close enough
54. Colon indication
55. Tycoon J.P.
57. Pt. of USNA
58. Equine crew?
62. Ballet move with bended knees
63. Hops hot spot
64. Glowing remnant
65. Scaleless fish
66. Genesis name
67. Failing on the stage

Down

1. Swiss International Air Lines competitor
2. Resinous substance
3. Ex-Bruin Bobby
4. Kitty alternative
5. Interminable
6. Blockbuster's offspring
7. Display tangency
8. Tibetan gazelles
9. "What else?"
10. Far from shore
11. Bird brigade?
12. Third largest island
13. Communion tables



18. Worst kind of loser
21. Billboard listings
22. Short pencils
23. Look amorously at
24. Grampus group
25. Couple
28. Honors
29. Flamenco dancer's exclamation
32. Bark at the moon, perhaps
34. They're all in the family
36. Great elation
37. Tarradiddle
39. Steep rock
40. In this place
42. Old gas station sign
43. Attacked from the air
44. Abraded area
45. Delphi entity
47. There are 12 in a year
48. "Bus Stop" writer
51. Military assistants
53. Societal breakdown
55. Sound of distress
56. Thereabouts
58. Agricultural tool
59. Slugger's stat.
60. Five score yrs.
61. Bit of energy?

Recipe of the Month

Boeuf Bourguignon

Ingredients

6 slices bacon, cut into ½ inch pieces
3 ½ tablespoons extra-virgin olive oil
3 pounds stewing beef, cut into 2-inch chunks
1 large carrot, sliced
1 large white onion, sliced
1 pinch coarse salt and freshly ground pepper
2 tablespoons flour
3 cups red wine, like a chianti or burgundy
2 ½ to 3 ½ cups beef stock
1 tablespoon tomato paste
2 cloves smashed garlic
½ teaspoon thyme
1 crumbled bay leaf
18 to 24 small pearl onions
3 ½ tablespoon butter
1 herb bouquet (4 sprigs parsley, 2 sprigs thyme, 1 bay leaf)
1 pound fresh white mushrooms, quartered

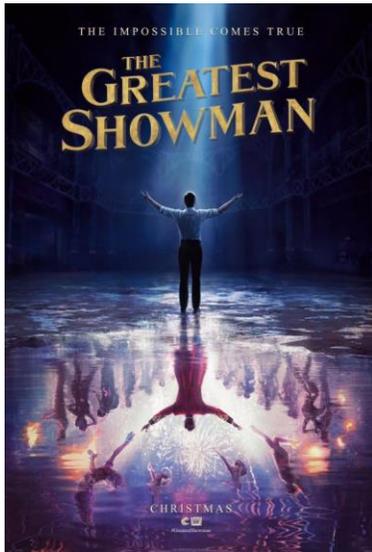
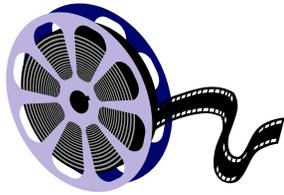
Preparation

1. Simmer bacon in 4 cups water for 10 minutes. Drain and pat dry.
2. Preheat oven to 450°F. In a large dutch oven, sauté bacon in 1 tablespoon of oil for about 3 minutes, until it starts to lightly brown. Remove with a slotted spoon and set aside.
3. Dry beef in paper towels for better browning. In batches, sear beef on all sides in Dutch oven. Set aside with bacon.
4. Back in the pot, add sliced carrots and onions; sauté in fat until browned, about 3 minutes. If there's any excess fat, drain.
5. Add the bacon and beef back to the pot. Season with ½ teaspoon coarse salt and ¼ teaspoon ground pepper. Toss. Sprinkle with flour and toss once more. Place in center of oven for 4 minutes.
6. Remove pot from oven; toss beef and place back in the oven for 4 more minutes.
7. Remove pot from oven and reduce the heat to 325°F.



8. To the pot, add the wine and stock. The liquid should barely cover the meat and vegetables. Add the tomato paste, garlic and thyme. Bring to a light simmer and cover and simmer in the lower part of the oven for 3 to 4 hours, or until the meat is easily pierced.
9. In the last hour of cooking, bring 1 ½ tablespoons butter and 2 teaspoons oil to a medium heat in a sauté pan. Add the pearl onions and toss around in the fat until they've browned, 10 minutes. Stir in ½ cup beef stock, a small pinch of salt and pepper and the herb bouquet. Reduce the heat to low and simmer the onions for about 40 minutes, until the liquid has evaporated and the onions are tender.
10. Remove onions and set aside. Discard herb bouquet and wipe out the skillet. Add remaining butter and oil and bring to medium heat.
11. Add mushrooms and cook for about 5 minutes, shaking the pan to coat with the butter.
12. Place a colander over a large pot. Drain the beef stew through the colander and into the pot. Place the pot with the sauce over medium heat and simmer for 5 minutes, skimming any fat on top. Pour beef and vegetables back into the Dutch oven. Add the pearl onions and mushrooms. Pour sauce over beef mix and simmer another 3 to 5 minutes.
13. Garnish with parsley and serve with potatoes, rice or noodles.

WHAT'S NEW AT THE MOVIES!



THE GREATEST SHOWMAN

12/20/2017

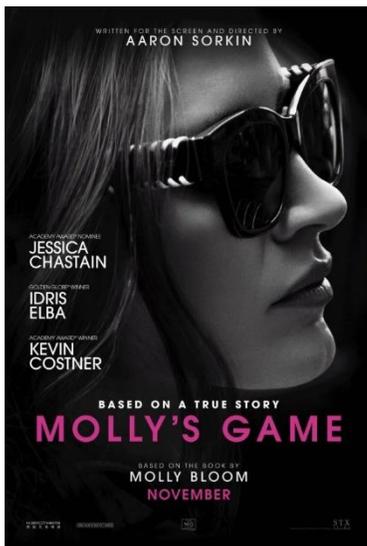
Inspired by the imagination of P.T. Barnum, *The Greatest Showman* is an original musical that celebrates the birth of show business & tells of a visionary who rose from nothing to create a spectacle that became a worldwide sensation.



STAR WARS: THE LAST JEDI

12/15/2017

Rey took her first steps into a larger world in *Star Wars: The Force Awakens* and will continue her epic journey with Finn, Poe, and Luke Skywalker in the next chapter of the continuing *Star Wars* saga, *Star Wars: Episode VIII*.

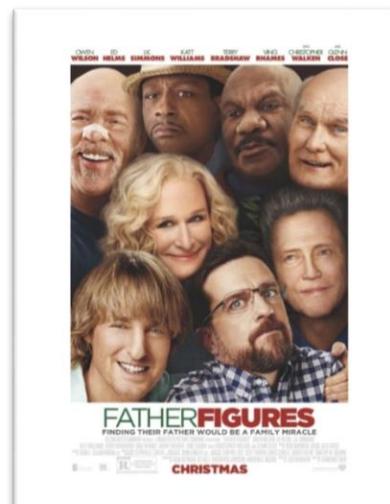


MOLLY'S GAME

12/25/17

Molly Bloom, an Olympic-class skier, ran the world's most exclusive high-stakes poker game for a decade before being arrested in the middle of the night by 17 FBI agents. Her players included Hollywood royalty, sports stars, business titans and finally, unbeknownst

to her, the Russian mob. Her only ally was her criminal defense lawyer Charlie Jaffey, who learned that there was much more to Molly than the tabloids led us to believe.



FATHER FIGURES

12/22/2017

Ed Helms and Owen Wilson play Peter and Kyle Reynolds, two brothers whose eccentric mother (Glenn Close) raised them to believe their father had died when they were young. When they discover this to be a lie, they set out to find their real father, learning

more about their mother than they probably ever wanted to know.

December 2017

					1 Water Aerobics 9:00-10:00am Indoor Pool	2 National Fritters Day
3 Advent Begins	4 Trash and Recycling Pick-Up	5 Bathtub Party Day	6 Water Aerobics 9:00-10:00am Indoor Pool	7 Pearl Harbor Day	8 Water Aerobics 9:00-10:00am Indoor Pool	9 International Children's Day
10 Human Rights Day	11 Trash and Recycling Pick-Up	12 Hanukkah Begins	13 Water Aerobics 9:00-10:00am Indoor Pool	14 Roasted Chestnuts Day	15 Water Aerobics 9:00-10:00am Indoor Pool	16 National Chocolate-Covered Anything Day
17 National Maple Syrup Day	18 Trash and Recycling Pick-Up	19 Look for an Evergreen Day	20 Water Aerobics 9:00-10:00am Indoor Pool	21 Winter Solstice	22 Water Aerobics 9:00-10:00am Indoor Pool	23 Festivus (For the Rest of Us)
24 Christmas Eve Rec. Center Closing Early	25 Christmas Day Rec Center and Kuester Office Closed	26 Recycling Pick-Up	27 Water Aerobics 9:00-10:00am Indoor Pool	28 Trash Pick-Up	29 Water Aerobics 9:00-10:00am Indoor Pool	30
31 Make Up Your Mind Day						

January 2018

	1 New Year's Day Rec.Center and Kuester Office Closed	2 Trash and Recycling Pick-Up	3 Water Aerobics 9:00-10:00am Indoor Pool	4 Trivia Day	5 Water Aerobics 9:00-10:00am Indoor Pool	6 Feast of the Epiphany
7 Old Rock Day	8 Trash and Recycling Pick-Up	9 Play God Day	10 Water Aerobics 9:00-10:00am Indoor Pool	11 Step in a Puddle and Splash Your Friends Day	12 Water Aerobics 9:00-10:00am Indoor Pool	13 Internationl Skeptics Day
14 Dress Up Your Pet Day	15 Trash and Recycling Pick-Up	16 Allied Pest Control Optional Spraying	17 Water Aerobics 9:00-10:00am Indoor Pool	18 Winnie the Pooh Day	19 Water Aerobics 9:00-10:00am Indoor Pool	20 Ocean Dunes Open Homeowners Meeting 10:00am Rec. Center
21 National Hugging Day	22 Trash and Recycling Pick-Up	23 National Handwriting Day	24 Water Aerobics 9:00-10:00am Indoor Pool	25 Opposite Day	26 Water Aerobics 9:00-10:00am Indoor Pool	27 Punch the Clock Day
28 National Kazoo Day	29 Trash and Recycling Pick-Up	30 National Inane Answering Machine Day	31 Water Aerobics 9:00-10:00am Indoor Pool			

Solution

