



www.oceandunesresortnc.com

Ocean Dunes Monthly, July 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:

- July 4, 2016: Independence Day. Rec Center will be open normal hours
- July 19, 2016: Allied Pest Control spraying
- Sept. 24, 2016: Open board meeting at 10am in the Rec Center

Talkin' Trash Two

To tackle our sometimes smelly and unsightly trash problem, we recently purchased 25 new trash cans and 25 new recycle bins. We returned 15 broken cans to the town so we have a net gain of 10 trash cans. All the remaining old cans were washed and disinfected by A Perfect View the week of June 20 and returned in the following days (we apologize, we were short staffed that week so it took a couple extra days to get all the cans back). We will be washing cans at least once a year, from now on. We can purchase more cans at a later date if necessary. We started with this initial purchase because the town charges us to pick up all the cans we own every month, regardless of how many we actually put out.

All cans are communal, meaning that there is no specific can assigned to your unit. Put your trash into any trash can; put your recycling into any recycling bin. If there is no room in any of the cans left under your building, contact the office. We will bring an additional can for your building. Please don't leave trash or recycling sitting outside the cans, as that attracts bugs and varmints.

We will pass this information on to the area rental agencies. Please pass it on to your guests and renters.

KB Raising Water Costs

Among other measures, Kure Beach is adjusting how water is billed, to increase revenue to pay for additional police and fire personnel. That means we should expect to see some increases in our water bills (which are paid out of your dues),

Last year, the town lowered the household minimum usage to 2500 gallons per month to encourage residents to conserve water. This year, they are splitting overage rates into two tiers: usage from 2501 to 8999 gallons, and overage above 9000 gallons, which will be billed at an even higher rate.

Marsha Cox and Mike Nieman attended a town council meeting to discuss how OD units are billed, since we do not have individual meters on units. We received a detailed explanation for each building (info that is not on our monthly bills). We are billed for the minimum usage times the number of units in

each building, as well as the overage times the number of units in each building. For example, Bldg. 100 has a minimum of 10000 gallons (2500 x 4 units), so higher rates are charged after 10000 gallons, and the new higher rate will be charged after 36000 gallons. So we don't expect a major impact from the billing increase.

FYI, all the outdoor showers, the irrigation systems and two of the three outdoor pools use well water, so we do not pay the town for that water.



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

The Last 600 Building Update

It seems as though we've survived the renovation on the 600 Building. The Town of Kure Beach Building Inspector has given us a partial Certificate of Occupancy and our owners are again able to access their units to live, renovate, and host renters.

We won't lie. It was, at times, an adventure. The work was originally slated to be finished on May 26 but changes in the design of the trusses and misunderstandings on the part of the contractor as to the work that needed to be done caused delays that cost us about three weeks.

One of the bigger issues we faced was owners that wanted to get into and stay in their units before we had the partial Certificate of Occupancy. This complicated matters in that the owners were making their demands for repairs by the contractors while the contractors were still trying to finish the project. It also put the project in jeopardy of being shut down and delayed even further, as occupants cannot be in the building until it is deemed safe by the building inspector.

In the end, though, the repairs to the building's infrastructure have been completed and the last few tweaks are underway. Owners are able to rent and the full Certificate of Occupancy will be issued as soon as the plywood on the carport ceiling is replaced.

2100 Building Repairs and Renovations

Replacement of the flat roof and repairs on the mansard on the 2100 building have been completed by Highland Roofing, in preparation for the 2100 Building renovation project, scheduled to start in September. As you should be aware, per the many communications, the project will be done in two phases; the north half of the building in 2016/2107 and the south half in 2017/2018. We are doing this so that we can leave the building open to rentals during the busy summer season, from June thru August.

We recently emailed the community about concerns expressed over the below section of the minutes sent out after the June board meeting:

The schedule to upgrade the 2100 building has been changed from 2 years to 3 years. This has been done to push out projects to offset increases and try not to raise dues.

This was poorly worded and will be corrected in the official minutes. We apologize for the confusion this caused. The 2100 project was pushed out until September of 2016 to minimize impact on prime rental season. This was the delay documented in the minutes. Some projects such as painting and landscaping renovation have been pushed out slightly to accommodate other cost overruns such as our 600 building, which was an unexpected project.

The HOA cannot make any assumptions regarding the timing of the construction at 2100 until the board fully reviews the bid package and bids presented. This will determine whether owners or renters will have access to their units during the renovation. The concern is primarily due to safety. There will be massive construction activity at the building. Parking will be difficult and stairwells and the elevator may be temporarily unavailable. We will certainly make you and your rental agencies aware of the final timetable as we inch closer to commencement of the project.

Walkway Gates

We recently sent out an email blast with the gate code information for all the walkways. Please note that the code for all the walkway gates is C2835. Bob Stevenson and Al Woodall have reinforced the

gates and installed upgraded locks to help maintain our privacy and keep out those who tend to just leave us trash, fish bait and a general mess when they use our walkways instead of the public walkways. If you rent through VRBO, please let your renters know the codes so we can keep them working efficiently.

Sprinkler Systems

Our irrigation systems were recently inspected and repaired. We were having some issues with the sprinklers at the 1500 and 1600 buildings. After changing out a few sprinkler heads and making some adjustments on the controller, the area is now working properly and taking good care of our thirsty plants.

While our irrigation consultants were here, we had them enhance the system at the Dolphin pool so that the new garden areas around the pool can be watered, as well.

One thing that we do here at Ocean Dunes, in order to stay green and water most efficiently, is to run the sprinklers very early in the morning. The sprinklers are generally running before you wake up and before any maintenance staff arrives. Therefore, it is difficult to always be aware of what is and is not working properly. If you notice an area that you know is not getting any water or you are concerned that an area might be water deprived, please contact us at the office and we will check our systems to be sure they are working properly.

Fire Inspections

The Kure Beach Fire Inspector recently paid us a visit to check extinguishers, sprinklers and alarm systems, and for any overall violations. For the most part, our inspection went well but the inspector did point out a few issues.

While a bag of charcoal and a can of lighter fluid are not an issue, if the inspector sees a propane tank in the carport, that is a violation. Paint and stain cans and wood, whether firewood or wood for repairs, are also potential fire hazards. Cans should be closed completely and both should be stored in your storage closets, not out in the open.

Upcoming Holidays

July 4, 2016

Independence 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>

Boogie in the Park: Roots United

On Sunday, July 3, Roots United (Roots Reggae) 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!

Patriotic Festival Choir Performance

The Patriotic Festival Choir brings their annual Patriotic program to the Ocean Front Park on Saturday, July 2 from 8-9:30pm. The Patriotic Festival Choir is a community choir, not a church choir. Members sharing a desire to celebrate our Country's freedom and history come from all denominations, and from all over eastern NC.

Turtle Talk

Join the Pleasure Island Sea Turtle Project at the Ocean Front Park Pavilion on Mondays (6/13-8/29) at 7:00pm for an engaging educational discussion about our local nesting sea turtles.

Kure Beach Market

Enjoy beautiful ocean views as you shop for locally grown produce and handcrafted goods at the Kure Beach Market. The Market is held throughout the summer months on Tuesday mornings from 8:00am-1:00pm at Ocean Front Park.



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.

Up and Active! (6:30-7:30pm)

Move your body - move your mind. Join Lynne and the Wave for an hour of music, games, and fun for everyone in the Ocean Front Park lawn from 6:30-7:30pm. Face painting provided by P3 Planning. This family-friendly program begins Thursday, June 16 and runs through Thursday, August 18.

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.

EXERCISE YOUR BRAIN

Across

1. Mark Twain, for one
11. "Residencia"
15. Begins
16. Time callers
17. Underdog, often
18. Driving-home stat
19. Have a cow
20. Tuscany title
22. "That's ___!"
23. Red character
24. Parisian pronoun
25. Not smart
27. Sounds of thunder
28. Makes groovy
29. World's third-largest island
30. Moses and Dorothy
34. Equivoque master
35. Stuck around
36. Mustard family plant
37. Western prowlers
38. Did what was necessary
43. Nip in the bud
44. Sidekick
45. River to the Rhine
46. China/Korea separator
48. Psychic fields
49. It might be pending
50. Bringing in
52. Sept-___, Québec
53. Check
54. Blackjack holdings
55. Think-tank employee

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46					47					48				
49					50				51					
52					53									
54					55									

Down

1. They have drawing power
2. Gulp down
3. Georgian revolutionary
4. Personalities
5. Heraldic band
6. Run through
7. Shirley Temple feature
8. Admittance
9. They're on the field a lot
10. Norse goddess of fate
11. Rennet and such, for milk
12. Moving about
13. "Clockers" director
14. County official
21. Gives evidence
23. Given evidence
26. Carmaker Maserati
29. Cumbersome
30. Sarawak's locale
31. Mainly
32. Respondent in the Inns of Court
33. Like krypton
34. Where running isn't advisable
36. "Gigi" novelist
38. Experienced
39. Remove slack from
40. Rope for reefing a sail
41. Lippizaner move
42. "Where Have All the Flowers Gone" writer
47. African valley
48. It means "height"
51. Branch

Recipe of the Month

Berry Trifle: Patriotic and delicious!

Ingredients:

17 oz angel food cake, cut into 1" cubes (used 1-1/2 blocks)

1 lb fresh strawberries, hulled and sliced

1 lb fresh blueberries

Lemon Syrup:

Lemon Syrup:

1/4 cup water

2 Tbsp sugar

2 Tbsp lemon juice (from 1/2 medium lemon)

Frosting:

2 packages (8 oz each) cream cheese, softened at room temp

3/4 cup granulated sugar

2 cups heavy whipping cream

1/2 tsp vanilla

What you will need:

4 or 5 qt trifle dish or make it in a 9×13 glass Pyrex dish.

How to Make Lemon Syrup:

In a measuring cup, combine 1/4 cup water, 2 Tbsp sugar and 2 Tbsp lemon juice and stir until sugar is dissolved. Set aside until needed.

How to make Trifle Cream:

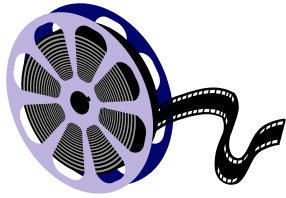
Beat together 1 lb cream cheese and 3/4 cup sugar (with the whisk attachment) on medium speed until creamy and smooth, scraping the bowl a couple times. With mixer on medium, pour in 2 cups heavy cream then turn mixer to medium/high and continue beating until consistency of whipped cream. Add 1/2 tsp vanilla and beat until incorporated.



Assembling the patriotic blueberry trifle:

Place 1/3 of your sliced angel food cake into the bottom of your trifle dish and brush with 1/3 of your syrup. Add 1/3 of your cream and loosely spread it over cake pieces. Add 1/2 of the sliced strawberries. Repeat with remaining ingredients (adding 1/2 of the blueberries for the second fruit layer). Frost the top with last 1/3 of cream and decorate with remaining fruit.

WHAT'S NEW AT THE MOVIES!



Swiss Army Man 7/1/2016

Being stranded on a deserted island leaves young Hank (Paul Dano) bored, lonely and without hope. As a rope hangs around his neck, Hank prepares to end it all, until he suddenly spots a man (Daniel Radcliffe) laying by the shore. Unfortunately, he is dead and quite

flatulent. Using the gassy body to his advantage, Hank miraculously makes it back to the mainland. However, he now finds himself lost in the wilderness, and dragging the talking corpse named Manny along for the adventure.



BFG 7/1/2016

Ten-year-old Sophie is in for the adventure of a lifetime when she meets the Big Friendly Giant (Mark Rylance). Naturally scared at first, the young girl soon realizes that the 24-foot behemoth is actually quite gentle and charming. As their friendship grows, Sophie's presence attracts the unwanted attention of

Bloodbottler, Fleshlumpeater and other giants. After traveling to London, Sophie and the BFG must convince Queen Victoria to help them get rid of all the bad giants once and for all.



Tarzan 7/1/2016

It's been nearly a decade since Tarzan (Alexander Skarsgård), also known as John Clayton III, left Africa to live in Victorian England with his wife Jane. Danger lurks on the horizon as Leon Rom (Christoph Waltz), a treacherous envoy for King Leopold, devises a scheme that lures the couple to the

Congo. Rom plans to capture Tarzan and deliver him to an old enemy in exchange for diamonds. When Jane becomes a pawn in his devious plot, Tarzan must return to the jungle to save the woman he loves.



The Dog Lover 7/8/2016

An animal rights activist (Allison Paige) poses as a college intern to investigate possible abuse on a dog-breeding farm.

July 2016

26	27	28	29	30	1 Water Aerobice (Indoor Pool 9:00am-10:00am)	2 World UFO Day
3 Compliment Your Mirror Day	4 Independence Day	5 Workaholics Day Trash and Recycling Pick-Up	6 National Fried Chicken Day Water Aerobice (Indoor Pool 9:00am-10:00am)	7 Chocolate Day	8 Water Aerobice (Indoor Pool 9:00am-10:00am)	9 National Sugar Cookie Day
10	11 Trash and Recycling Pick-Up	12 Pecan Pie Day	13 Embrace Your Geekness Day Water Aerobice (Indoor Pool 9:00am-10:00am)	14 Bastille Day (French Independence Day)	15 Water Aerobice (Indoor Pool 9:00am-10:00am)	16 Fresh Spinach Day
17 National Ice Cream Day	18 National Caviar Day Trash and Recycling Pick-Up	19 Allied Pest Control Monthly Spraying	20 Ugly Truck Day Water Aerobice (Indoor Pool 9:00am-10:00am)	21	22 Hammock Day Water Aerobice (Indoor Pool 9:00am-10:00am)	23 National Hot Dog Day
24 Amelia Ehrhart Day	25 Trash and Recycling Pick-Up	26 Aunt and Uncle Day	27 Water Aerobice (Indoor Pool 9:00am-10:00am)	28	29 Water Aerobice (Indoor Pool 9:00am-10:00am)	30 Father-In-Law Day
31 System Administrator Appreciation Day	1	2	3	4	5	6

Solution

