



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

## Ocean Dunes Monthly, October 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](http://www.oceandunesresortnc.com).
- **Insurance:** Is your bank or mortgage company asking for a Certificate of Insurance? Go to [www.cais-usa.com](http://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](http://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-F 9:00am-8:00pm  
Saturday 10:00am-9:00pm  
Sunday 10:00am-8:00pm



*\*\*Visit us and "like" us on Facebook!  
OceanDunesKureBeach or  
[kure.beach.5@facebook.com](mailto:kure.beach.5@facebook.com)*

### Reminders – Important Dates:

- November 12, 2016: Open board meeting at 10:00am in the Rec. Ctr. – 2017 Budget ratification

# WELCOME

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

- William and Cheri DeGFroot in 1204
- Mary Farlow in 2201A
- Robert Gunter, Jr. and Patricia Rosati in 2305C

**Late Payment Escalation Process**

Ocean Dunes has posted the full escalation process for late payments of monthly dues and other assessments on the website under **Forms & Procedures** and plan to aggressively go after late payments.

As a reminder, your dues are due on the 1<sup>st</sup> of the month. There is a 30-day grace period, but after that dues are considered late and subject to late fees and interest. After 60 days we can file a lien against the property and, 60 days after that, file for foreclosure.

Don't be late and don't ignore delinquency letters. If you are having financial problems, contact Frank Schwing, our treasurer, to set up a payment plan.

**NOTE:** If you use automatic e-checks, make sure your bank has the proper dollar amount to send in starting Jan. 1 of each year. A payment even a few dollars off can trigger the delinquency process (it's computerized).

### **2017 Budget Presented; Ready for Vote**

The 2017 budget was presented at the September 24<sup>th</sup> Ocean Dunes open Homeowners Meeting. (The presentation was included with the meeting minutes and is on the website.)

2017 total assessments will be the same as in 2016. However, because some money moved around between Operating, Capital, and Cable, your individual monthly bill may go up or down around \$1. If you use e-checks, make sure your bank has the correct amount starting Jan. 1.

By mid-Oct. you will be receiving details on your 2017 monthly dues amount and information on voting for the 2017 budget, which will be ratified at the Nov. 12, 2016 meeting. A budget passes *unless* a majority of owners vote against it.

### **Landscaping Work Commences**

One of our most pressing needs here at Ocean Dunes has become our landscaping. After several years of neglect and sub-standard maintenance by our landscaper, we've decided to make some changes. The Ocean Dunes Landscaping Committee, headed by Mark Sposato, working alongside Bill Hensley and the rest of the OD board of directors, has approved changing landscaping

companies. We have been working with Fry and Associates for the past couple years but have not been happy with the way our landscaping has looked. We have seen a lot of weeds that need to be pulled or sprayed, debris left behind after they leave, bushes that need to be trimmed, and an overall lack of quality to the work that is supposed to be taking place each Thursday.

Beginning in October, Ocean Dunes will be working with Yard-Nique, a company located in Wilmington and based out of Morrisville, NC. We feel Yard-Nique will give us a broader range of services and more quality control than we've been getting from our current landscaping company.

They will also be working with our irrigation systems to make certain they are working to their full potential. Because our irrigation systems use ground water and not water we're paying for, we are looking into running the irrigation systems year-round. It's better for the pumps than letting them sit dormant for several months and it will provide the opportunity to keep our community looking better during the winter.

The board has also approved the spending for some much needed "catch-up" landscaping, which will start this month. The "catch-up" list includes trimming of the live oaks and palms, removing scrub brush, removing hazardous plants, mapping of our total irrigation system and other similar projects to clean up overgrowth and have us looking better in the spring. There may be some bare spots as we remove plants. Please be patient.

Finally, we have contracted with Chris's Clean Cut Tree Service for annual tall-tree trimming (over 12 feet). You've likely seen them around the property over the past few days. This work will be done in geographic phases throughout the community in the coming weeks and months and should result in a vastly upgraded appearance as well as increased safety.

### **Building Washing**

Our building washing project is taking place over the next couple of weeks. You will likely see Troy from A Perfect View and his team working to make some of our needier buildings a bit more attractive.

APV will be here from October 3-14. The schedule will be as follows:

- Mon., Oct. 3 – 2400 Building and the Rec. Center
- Tuesday, October 4 – 100 and 1400 Buildings
- Wednesday, October 5 – 200 Building
- Thursday, October 6 – 300 Building
- Friday, October 7 – 1100 Building
- Monday, October 10 – 1000 Building
- Tues.-Fri., Oct. 11-14 – 2200 and 2300 Buildings

### Let Us Know Your Maintenance Needs

Did you know you can enter maintenance requests online? This is a faster way to let us know about your needs and problems. Select **Maintenance Request** from the menu after you log in to the Kuester.com website.

The screenshot shows the top navigation bar with links for HOME, DOCUMENTS, CONTACT US, and BOARD. Below this, a user is logged in as Marsha Cox with account number 58353. A sidebar menu lists options like My Profile, Account Information, Pay Assessments, Calendar, Community Photo Gallery, Maintenance Request, Community Updates, Clubhouse Reservation, Direct Draft/ACH Form, and Community Directory. The main content area features a profile picture of a woman and a 'Welcome' message: 'We are pleased to have you visit your Online Community Association. Your Association Website is designed to keep you informed about your neighborhood and manage all of your community living-including the ability to pay assessments and dues online.'

You can view any previous work orders and their status here. You can also submit a new work order by clicking **New Work Order**.

The screenshot shows the 'Work Orders' section. It includes a table with columns for WO #, Issued, Due Date, Description, and Status. One entry is visible: WO # 499, Issued 07/11/2014, Due Date 07/14/2014, Description 'Board popped up on deck', and Status 'Completed (Add Comment)'. Below the table is a 'New Work Order' button. Underneath is a form titled 'Enter your new Work Order below:' with a 'Short Description:' field and a larger text area for details. A 'Submit Work Order' button is at the bottom.

The board will be tracking work order metrics to make sure maintenance requests are resolved in a timely manner. Of course, you can still call or email

the office with maintenance requests, and we will create the work order. *We do not recommend* that you just grab a nearby employee. They are usually on the way to a specific task and can't create work orders for you on the spot.

### 2100 building Update

Our renovation of the 2100 building is in its early stages and continues to roll on. We have gotten the units prepared for the project by taking down window treatments, opening up and shutting down refrigerators, turning off water heaters, clearing off decks, and cleaning out carports. We have to thank our local rental companies for helping out the staff to make these preparations in cases where owners were unable to finish the work, themselves.

A dumpster, port-a-john, and storage crates have been put in place in the parking lot and Chris's Clean Cut Tree Service has cleaned up the landscaping around the building in preparation for erecting staging. We are also in the early stages of light selection, alarm systems modification and getting window and door information for the owners. We will continue to inform the community about the progress of this all important undertaking.

### 2200 Lighting Improvements

Over the years, the walkway lighting at the 2200 building has come under a bit of scrutiny. Many people feel it's just too bright. Unfortunately, of late, that issue has been tamped down by the fact that many of the walkway fixtures have burned out or, in many cases, just become so degraded by our environment that they no longer work. We are looking to rectify this issue.

We are working with Elite Lighting, out of Myrtle Beach, SC, to come up with a better lighting solution. We will likely keep the number of walkway lights the same but try to cut down on the amount of lumens each fixture puts out. We'd also like to get a fixture that is more in line, design-wise, with our community.

We are also working with Elite to come up with an updated lighting solution on the 2100 building. The hope is that we can come up with a fixture we can eventually employ throughout the property, giving us an updated look while still staying environmentally friendly.

## Pleasure Island Events

### **Boogie in the Park: Where's Dave**

Date: Sunday, October 2<sup>nd</sup>

Time: 5:00pm-7:00pm

Location Ocean Front Park

Boogie in the Park free concert series featuring Where's Dave (Funk, Rock, Dance). Bring a beach chair or blanket and enjoy the music at Ocean Front Park.

### **Farewell Summer Jazz Funeral**

Dates: October 7<sup>th</sup>

Time: 6:00pm

Location: Ocean Front Park

As we close the door on another summer season, we'll once again pay tribute with the Kure Beach Jazz Funeral. At 7:00 pm Dixieland All Stars band will lead the procession, starting at L Avenue and heading towards the Pavilion, with a concert to follow. Wear your fancy hats, lacy parasols, and finest dress to escort the casket down the Boardwalk.

### **Pleasure Island Seafood, Blues & Jazz Festival**

Dates: October 8<sup>th</sup> and 9<sup>th</sup>

Time: Gates open at 11:00am

Location: Fort Fisher Military Recreation Area

There is no better way to welcome the fall season to attend the 23<sup>rd</sup> Annual Pleasure Island Seafood Blues & Jazz Festival! This year's line-up will feature Grammy Award winning bluesman Jonny Lang and sultry songstress Samantha Fish. In addition to impressive headliners, there will be many other blues and jazz groups on two stages over the two-day festival. Please do not bring coolers or pets, but bring your chairs, towels and blankets for a weekend of music and seafood at the coast.

### **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.



### **2016 General Election Information**

The 2016 General Election will take place on Tuesday, November 8<sup>th</sup>. For all Kure Beach voters, your voting precinct is located at Kure Beach Town Hall, 117 Settlers Lane, and polls will be open from 6:30 am to 7:30 pm on election day.

One-stop (early) voting begins on Thursday, October 20<sup>th</sup> and ends on Saturday, November 5<sup>th</sup>, following this schedule:

- Polls open Mondays through Saturdays from 9am to 5pm
- Polls Closed on Sundays
- EXCEPTIONS
  - Polls open Thurs. & Fri., Nov. 3 and 4<sup>th</sup> from 9am to 7pm
  - Polls open Sat., Nov. 5<sup>th</sup> from 9am to 1pm
- One-stop (early) polling sites are located at the New Hanover County Government Center in Suite 34 and Carolina Beach Town Hall.
- Please note that, if you have not already registered to vote, first time registrants can register AND vote on the same day at any one-stop site.
  - Voters may vote at any one-stop site, regardless of the precinct in which they are registered.

## EXERCISE YOUR BRAIN

### Across

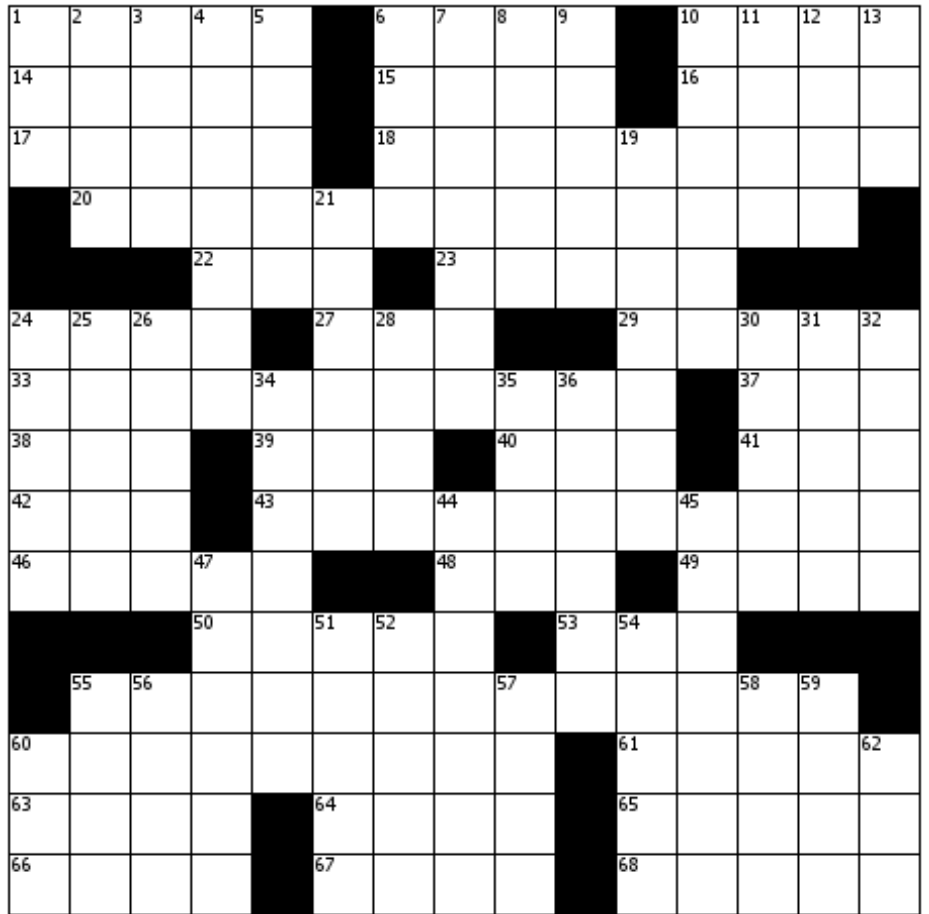
1. Mean old woman
6. "Carmina Burana" composer Carl
10. Calculating sorts
14. Where to find Hells Canyon
15. Emeril's restaurant in New Orleans'

### French Quarter

16. Roughly
17. Antibody producer
18. Policy of segregation
20. Entangle braces while kissing?
22. Dungeons & Dragons game co.
23. Diaphanous
24. The whole enchilada
27. Wallach of "Cinderella Liberty"
29. Book of legends?
33. Urban alley cat?
37. "Eeeww!"
38. Templeton in "Charlotte's Web"
39. Bar opener?
40. An end to alcohol and sex?
41. Shade of green
42. Dander
43. Punishing twist?
46. Luke's dad
48. Part of a Big Island volcano
49. Penny-\_\_\_ (rinky-dink)
50. Cook one's goose
53. Game center?
55. Behave like a bunch of skunks?
60. Builds oneself up
61. "Save the \_\_\_" (Jack Lemmon film)
63. "Raid on Entebbe" carrier
64. Mama's mama
65. Cockamamie
66. Fiddle with a fiddle
67. Bat a 57-Down
68. Gung-ho
57. Grp. with a noted journal

### Down

1. Good humor man?
2. Heartthrob
3. Hotel idler
4. Cheap, inferior, or gaudy
5. Responds to a bumper sticker, perhaps
6. "\_\_\_ Island With You" (1948 Esther Williams film)
7. Corrals
8. Twinkling
9. Burlesque
10. Partner in crime
11. Warm-up
12. "Take it or leave it"



13. Patch of lawn
19. "You're in \_\_\_ now!"
21. Menacing remark
24. Sharply stinging
25. Prom queen prop
26. It has kittens
28. It has cubs
30. Maurice Leblanc's "Prince of Thieves" Arsene
31. Catalyst
32. Thick drink
34. Suction devices
35. Unit of contraband
36. High-priced spread
44. Pennsylvania city near Horseshoe Curve
45. Hopi Indian doll
47. Almost make it home
51. "The Old Maid" Pulitzer-winning playwright Zoë
52. It's for suckers
54. Web site?
55. Chief navigator of the Enterprise
56. Revenuer
57. Biting bug
58. Popeye Doyle's prototype Eddie
59. Tear to pieces
60. Furry friend
62. Old Olds



# Recipe of the Month

## Roasted Pumpkin Soup

### Ingredients

- 1 (3-lb.) sugar pumpkin, butternut squash, or kabocha squash
- 4 tablespoons olive oil, divided
- 1 1/2 cups chopped yellow onion (about 1 large onion)
- 1 1/2 cups chopped celery (about 3 stalks)
- 1/2 cup chopped carrots (about 2 medium carrots)
- 6 garlic cloves, crushed
- 4 thyme sprigs, plus more for topping
- 1 sage sprig
- 1 oregano sprig
- 3/4 teaspoon salt
- 1/2 teaspoon ground turmeric
- 6 cups chicken broth
- 2 tablespoons apple cider vinegar
- 4 tablespoons sour cream
- 3 tablespoons whole milk
- Pomegranate seeds for topping (optional)
- Pumpkin seeds for topping (optional)

### Preparation

1. Preheat oven to 425°F. Cut pumpkin into quarters; discard seeds. Place on a baking sheet, and drizzle with 2 tablespoons of the olive oil. Bake in preheated oven until tender, 45 minutes to 1 hour. Cool until easy to handle. Remove skin, and discard. Set aside 1 1/2 cups (about 15 ounces) cooked pumpkin; reserve remaining pumpkin for another use.

2. Heat remaining 2 tablespoons olive oil in a large saucepan over medium. Add onion, celery, carrots, garlic,

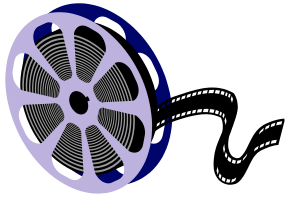


thyme, sage, and oregano; cook, stirring occasionally, until vegetables are very tender, 8 to 10 minutes. (Do not brown.) Add salt and turmeric; cook, stirring often, 1 minute. Stir in chicken broth and 1 1/2 cups cooked pumpkin; bring to a simmer. Cover and simmer 15 minutes. Remove and discard herb sprigs.

3. Place half of pumpkin mixture in a blender. Remove center piece of blender lid (to allow steam to escape); secure lid on blender, and place a clean towel over opening in lid. Process until mixture is very smooth, 1 to 2 minutes. Transfer to a large bowl. Repeat procedure with remaining pumpkin mixture. Stir in the apple cider vinegar.

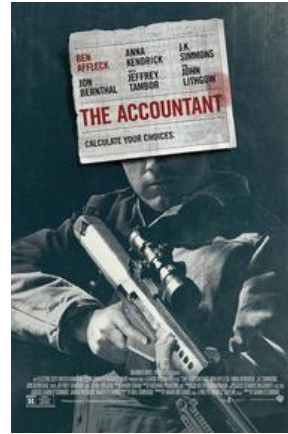
4. Whisk together sour cream and milk in a small bowl. Divide soup evenly among 6 shallow bowls; drizzle with sour cream mixture, and sprinkle with pomegranate seeds and pumpkin seeds, if desired.

# WHAT'S NEW AT THE MOVIES!



## **The Great Gilly Hopkins** 10/7/2016

Young and feisty Gilly Hopkins (Sophie Nélisse) devises a scheme to escape from her new foster home and reunite with her birth mother.



## **The Accountant** 10/14/2016

Christian Wolff (Ben Affleck) is a mathematics savant with more affinity for numbers than people. Using a small-town CPA office as a cover, he makes his living as a freelance accountant for dangerous criminal organizations. With a Treasury agent (J.K. Simmons) hot on his heels, Christian takes on a state-of-the-art robotics company as a legitimate client. As Wolff gets closer to the truth about a discrepancy that involves millions of dollars, the body count starts to rise.



## **Phantasm: Ravager** 10/7/2016

Two men (Reggie Bannister, A. Michael Baldwin) join forces to defeat the evil, dimension-hopping Tall Man (Angus Scrimm) once and for all.



## **Jack Reacher** 10/21/2016

Investigator Jack Reacher (Tom Cruise) springs into action after the arrest of Susan Turner (Cobie Smulders), an Army major accused of treason. Suspecting foul play, Jack embarks on a mission to prove that the head of his old unit is innocent. After crossing paths with the law,

Reacher must now go on the lam to uncover the truth behind a major government conspiracy that involves the death of U.S. soldiers.

## **Movie Trivia**

1. Who was the first female monster to appear in a movie?
2. Lucille Le Sueur became famous as what actress?
3. What classic film was called production 9401 during filming?
4. What actor won an Oscar posthumously for Network?
5. What color were the slippers in the original Wizard of Oz?

# October 2016

|                                    |                                |                        |  |                                  |   |                             |
|------------------------------------|--------------------------------|------------------------|--|----------------------------------|---|-----------------------------|
|                                    |                                |                        |  |                                  |   | 1<br>World Vegetarian Day   |
| 2<br>National Custodial Worker Day | 3<br>Rosh Hashana              | 4<br>National Golf Day | 5<br>World Teacher's Day<br>Water Aerobics<br>Indoor Pool 9:00-10:00     | 6                                | 7<br>Bald and Free Day<br>Water Aerobics<br>Indoor Pool 9:00-10:00                | 8                           |
| 9<br>Fire Prevention Day           | 10<br>Columbus Day             | 11                     | 12<br>Yom Kippur<br>Water Aerobics<br>Indoor Pool 9:00-10:00             | 13<br>International Sceptics Day | 14<br>World Egg Day<br>Water Aerobics<br>Indoor Pool 9:00-10:00                   | 15<br>Sweetest Day          |
| 16<br>Dictionary Day               | 17<br>Wear Something Gaudy Day | 18<br>No Beard Day     | 19<br>Evaluate Your Life Day<br>Water Aerobics<br>Indoor Pool 9:00-10:00 | 20<br>Brandied Fruit Day         | 21<br>National Pumpkin Cheesecake Day<br>Water Aerobics<br>Indoor Pool 9:00-10:00 | 22<br>Make a Difference Day |
| 23<br>Mother In Law Day            | 24<br>United Nations Day       | 25<br>World Pasta Day  | 26<br>Water Aerobics<br>Indoor Pool 9:00-10:00                           | 27<br>Navy Day                   | 28<br>Plush Animal Lover's Day<br>Water Aerobics<br>Indoor Pool 9:00-10:00        | 29<br>Hermit Day            |
| 30<br>National Candy Corn Day      | 31<br>Halloween                |                        |  |                                  |   |                             |



## Solution

