



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

## Ocean Dunes Monthly, September 2015

### 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? Remember to go to [www.oceandunesresortnc.com](http://www.oceandunesresortnc.com) and check out all of the new things being added.
- **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).

### Office Hours:

Mon - Fri 9:00am-5:00pm

### Recreation Center Hours:

Tues/Thurs 9:00am-5:00pm

Mon/Wed/Fri 9:00am-9:00pm

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)*

# WELCOME

As a community we would like to welcome our new homeowners – 7 in the last few months.

- Daud & Berna Tareen in 202
- Daniel & Wanda Csaky in 406
- Edward Brandon in 1603
- Dan & Jane Dixon in 1806
- Marianne Calabria (Sebastiano Trust) in 2004
- Angela Fox in 2203C
- Gary Evanko in 2301A

### Reminders – Important Dates:

- Sept. 19, 2015: Open board meeting at 10am in the Rec. Ctr.—Budget Presentation
- Nov. 14, 2015: Open board meeting at 10am in the Rec. Ctr.—Budget Ratification



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

## **Cable Contract Renewed thru 2020**

The Board of Directors approved the renewal of the existing Charter contract for expanded basic digital TV service through 2020 at a rate increase of 3% per year. They will drop our rate, immediately upon signing a new addendum, and freeze this rate through 2016. The new rate will be \$23.90 per unit, \$24.62 for 2017; \$25.35 for 2018; and \$26.11 for 2019. This is an immediate 17% reduction.

Regarding a little history, the contract with Comcast/Charter began in 2010. The bundled cable rate was \$34.99 per month/per unit with a 6% annual escalation. Beginning in 2013 the monthly rate per unit was, or would have been, \$41.67. In 2013, Gerrie Simpson renegotiated a \$26.50 per month/per unit rate with a 3% annual escalation. Our current cable rate is \$28.12 per month/per unit. It was scheduled to increase January 1 by 3% to \$28.99.

In 2010 the association signed a 'Right of Entry Agreement' lasting until 2020 which allowed CHARTER to run their cable lines from the street to our exterior cable boxes on the individual buildings. The association owns the interior building cables. The agreement states essentially that Charter has an exclusive right to use their exterior cable lines as well as our interior cable lines through the length of the agreement. That means the association is married to Charter until 2020 and cannot entertain competition, unless we invest in massive rewiring.

Bob Plazzo did investigate other service providers prior to receiving the information about Charter's exclusive right to our cable lines. Many companies do not provide service down here. DirecTV provided a bid, but they do not include basic broadcast channels (such as ABC) in their lineups.

Bob also looked at including Internet service to all units as part of the package, but Charter decided not to make that available. Owners are still able to set up individual agreements with Charter for such things as additional digital boxes (one is free with our contract), additional TV packages such as sports, and Internet service. Owners can also get Internet from other providers over DSL such as AT&T, and the pay-as-you-go Broadsail signal is available to most buildings.

## **Checklist for Vacating Unit**

If you are closing up your unit for the season, please follow these guidelines:

- Run water in the sinks and tubs to fill the traps.
- Turn off water supply.
- Briefly turn on a faucet to relieve pressure in the water heater.
- Turn the water heater circuit breakers off
- Empty the refrigerator, turn it off, and prop the doors open to prevent mildew.
- Turn the heat on to a minimum of 60°, AC to a minimum of 85°.
- Put a little bleach in the toilets to prevent mildew.
- Unplug the TV, other electronics, toaster, coffee pot, etc.
- Disconnect the TV cable from the wall.

## **Parking Stickers are Here!**

Finally – correctly numbered parking stickers are available at the Rec. Ctr., along with this year's recreation pass. If you cannot pick these up, we will mail them to you.

The parking sticker should be placed on your front windshield, driver's side, upper left. (Make sure you don't block your line of sight.) If everyone puts the sticker in the same place, it makes it easier to check for non-authorized cars.

All owner cars should have this sticker. If you need additional stickers, or have recently purchased a unit, please contact the office.

## **Recreation Equipment Available**

If you want to use OD's tennis, basketball, or shuffleboard courts and don't have equipment, you can borrow racquets, balls, and shuffleboard accoutrements from the office. Just sign for them and return them in good condition. We also have some pool noodles that people have left behind that you can borrow.

## Insurance Coverage Enhancements

If you rent out your condominium unit, there are some additional coverage enhancements you should look at in your insurance form.

- If your unit is insured as a business entity for your property and general liability coverages, your form is probably sufficient but you need to verify with your insurance agent the commercial handling "of your unit."
- If your unit is not insured as a business enterprise and you use the personal HO-6 format, there are some potential issues in your basic form:
  1. Property that is in a unit regularly rented or HELD FOR RENTAL to other parties by any insured is not covered.
  2. The peril of theft does not apply to a loss from a resident premises rented by an insured to a non-insured party.
  3. An HO-6 that is not endorsed excludes bodily injury and property damage in connection with a business but does allow limited coverage if the unit is rented on an OCCASIONAL basis. The term "occasional basis" is not usually specifically defined time-wise and therefore the insurance carrier might apply any interpretation.

To fill these gaps you should ask your agent to price and add the endorsement HO-1733 or its equivalent to your current HO-6 policy.

There are some other generic improvements that you should consider and discuss with your insurance agent. While the form numbers shown are the most commonly used, some insurance carriers use their own numbering system. The description shown should be enough to identify the endorsement for your agent.

These are:

- HO-0428 Limited Fungi, wet or dry rot, or bacteria coverage
- HO-0435 Loss Assessment coverage
- HO-0454 Earthquake Coverage
- HO-0490 Personal property replacement coverage
- HO-1731 special all risk personal property coverage
- HO-1732 special all risk dwelling coverage
- HO-XXXX if you have valuable personal property.

Discuss these with your agent and ask your agent for any other suggestions for further enhancements to protect your situation.

One final item: your insurance carrier places responsibility on you as a policyholder. Whenever there is a claim, your insurance carrier has provisions in the contract regarding prompt reporting of claims and it is important that you comply with these provisions. You do not want your carrier to make claim-adjusting difficult for you because of late reporting. You should notify your agent as soon as practical of any claim you may have, even if it may only constitute a minor part of the total adjustment. Your personal agent will handle it and thereby save you hassles in the future.

All of the above are recommendations. The ultimate decision as to what coverages and limits you have is your choice, with the advice of your agent.

If you have any questions on these issues, feel free to give Dave Brauer a call

## Upcoming Holidays

September 7, 2015



## Pleasure Island Events

### Sunday Night Movies at the Lake

The Pleasure Island Chamber of Commerce and The Town of Carolina Beach present FREE Sunday Night Movies at the Carolina Beach Lake. Family-friendly movies are played from Memorial Day Weekend through Labor Day weekend each Sunday. Popcorn, candy, soft drinks, cotton candy, and more are sold, but feel free to bring your own food and snacks! Don't miss the last showing of the season featuring:



**TOY STORY**  
(G-1995)  
September 6, 2015.

### Summer Fireworks By The Sea & Gazebo Music Series

September 4, 2015 Carolina Beach hosts its last fireworks and music event at the Carolina Beach Boardwalk and gazebo. Don't miss out!  
-Music (Country): 6:30pm - 9:30pm  
Fireworks at 9:00pm

### Carolina Beach Farmer's Market at the Lake

Running from May 16<sup>th</sup> to October 3<sup>rd</sup>, the Carolina Beach Farmer's Market is the premier destination

for tourists and locals alike to find local growers, artisans and crafters providing an array of products.  
Saturdays 8am to 1:00pm

### Boogie in the Park Concert Series

The Boogie In The Park Concert Series happens at Ocean Front Park each 1<sup>st</sup> and 3<sup>rd</sup> Sunday from May to October. This month features SENECA GUNS (variety rock and dance from the 60's to the 90's) and SOUTH OF K (bluegrass). Ocean Front Park is located at:

105 Atlantic Avenue  
Kure Beach NC 28449

### 3rd Annual Heart of Hope Run

5K run for hunger  
September 12, 2015  
[www.HeartOfHopeFunRun.com](http://www.HeartOfHopeFunRun.com)  
910-228-5282

### 3rd Annual Carolina Beach Dragon Boat Regatta and Festival

Join the Island Men for this two-day event of activities racing on the Carolina Beach Yacht Basin on a 300m race course along the shore. This event brings together sports, health and wellness, and arts to celebrate our island community.  
910-599-2979



### Pleasure Island Day of Hope

"Toes in the Sand". 3rd Annual beach walk.  
Saturday, September 26, 2015 at the Carolina Beach Gazebo. Registration is at 9am:  
\$25.00 per person on-line registration.  
\$30.00 per person day of event. This year there will be an after party at The Lazy Pirate, Corn hole tournaments, great prizes and raffles with live music performed by TRAINWRECK. Sign up now at:  
[dayofhopepi.org](http://dayofhopepi.org)

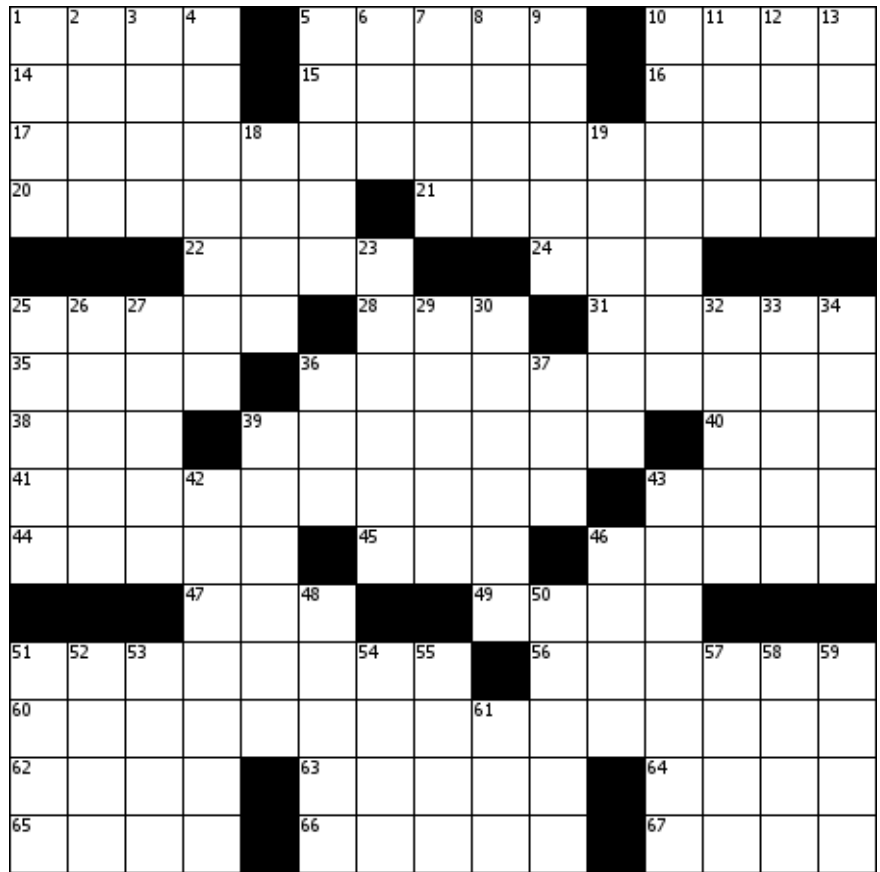
# EXERCISE YOUR BRAIN

## Across

1. Frame's upright member
5. Tome-filling tales
10. Catchall Latin citation, briefly
14. Hand cream enhancer
15. Inundated
16. It's in peak shape
17. Emulate a dictator
20. Massages
21. Mask features
22. They're a sporting bunch
24. Sally Field role
25. The 300 of Kew Gardens
28. Pack animal
31. Smelting residue
35. Turned soil
36. Be a director
38. Screech, for one
39. Took pleasure in
40. Battery size
41. Head an effort
43. Gets under the skin of
44. Laundromat fixture
45. Denver-to-Santa Fe dir.
46. Grind one's teeth
47. Veer to the right
49. Exile of 1979
51. Liqueur choice
56. Stimulate
60. What those who make the tough decisions do?
62. Jim Davis character
63. Susan's soap role
64. It's awful when pink
65. Some collectible dolls
66. Bit more than a quart
67. Uncomplicated

## Down

1. Item in a trunk
2. President Arthur's middle name
3. Counterspy
4. Like some birthday wishes
5. Chip dip
6. Hole punch
7. Yard portal
8. Like a post-eruption landscape
9. Like organza or chiffon
10. Yes men, essentially
11. Zax or adz
12. Kitty feed
13. What dieters should eat
18. Refreshing coolers
19. Under an elm



23. Shades of purple
25. "You've Really Got \_\_\_ On Me"
26. Crouch in fear
27. Pass along
29. Bamboozles
30. They might be drawn
32. "Gone With the Wind" name
33. Takes a leisurely bath
34. Extended flourish, in printing
36. Cheer unit
37. "I object!"
39. It may be curbed
42. Academic qualifications
43. Where some promotions occur
46. Apparel
48. Waters or Merman
50. "\_\_\_ the Horrible"
51. Hog-wild
52. Produced
53. Similar to others
54. Garr or Hatcher
55. Memorial column, briefly
57. What happens when the sun rises in S. Calif.?
58. Does slaloms
59. Observe
61. Swelling soother

# Recipe of the month: Strawberry and Blueberry Icebox Cake



## Ingredients

10 oz angel food cake, cut into 1-inch cubes\*  
2 pints strawberries, sliced  
2 pints blueberries

### *For the cream filling:*

6 tbsp fat-free sweetened condensed milk (I used Borden Eagle)  
1 1/2 cups cold water  
1 (4 oz) package white chocolate or cheesecake instant pudding mix  
12 oz frozen whipped topping, thawed (I like TruWhip)

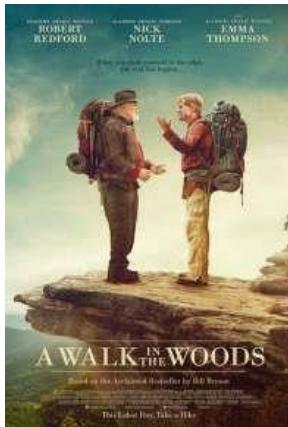
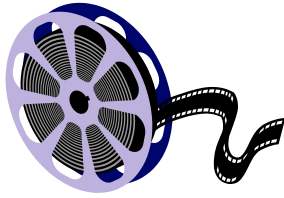
## Directions:

Whisk the condensed milk and water in a bowl. Whisk in the pudding mix for 2 minutes. Let stand for 2 minutes or until soft-set; fold in the whipped topping.

Arrange half of the cake in the bottom of a 14-cup trifle dish. Sprinkle evenly with a layer of blueberries. Spread half of the cream mixture over the blueberries and gently spread (I piped it using a plastic bag and cut the corner off). Top with a layer of strawberries. Layer the remaining cake cubes on top of the strawberries, then add more blueberries and top with the remaining cream mixture. Finish with the remaining strawberries and blueberries, arranging them in a pretty pattern. Cover and refrigerate at least one 1 hour.



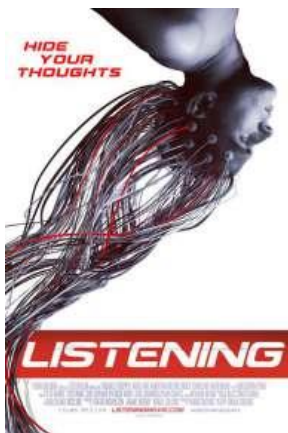
# WHAT'S NEW AT THE MOVIES!



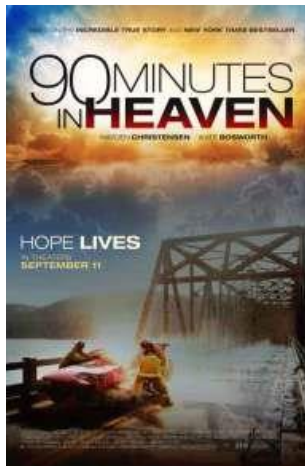
**A Walk in the Woods 9/2/15:** In this new comedy adventure, celebrated travel writer, Bill Bryson (Academy Award winner Robert Redford), instead of retiring to enjoy his loving and beautiful wife (Academy Award winner Emma Thompson), and large and happy family, challenges himself to hike the Appalachian Trail - 2,200 miles of America's most unspoiled, spectacular and rugged countryside from Georgia to Maine.



**Before We Go 9/4/15:** BEFORE WE GO, the directorial debut of Chris Evans, follows the journey of two strangers stuck in New York City for the night. Starting as convenient acquaintances, the two soon grow into each other's most trusted confidants when a night of unexpected adventure forces them to confront their fears and take control of their lives.



**LISTENING 9/4/15:** This award-winning debut feature from visionary Khalil Sullins, is a psychological thriller about penniless grad students who invent mind-reading technology that destroys their lives. David, Ryan, and Jordan hope the telepathy invention will solve all their problems, but the bleeding-edge technology opens a Pandora's box of new dangers, as the team discovers that when they open their minds, there is nowhere to hide their thoughts.



**90 Minutes in Heaven 9/11/15:** Pronounced dead by rescue workers, cleric Don Piper (Hayden Christensen) believes he visited heaven before springing back to life 90 minutes later.

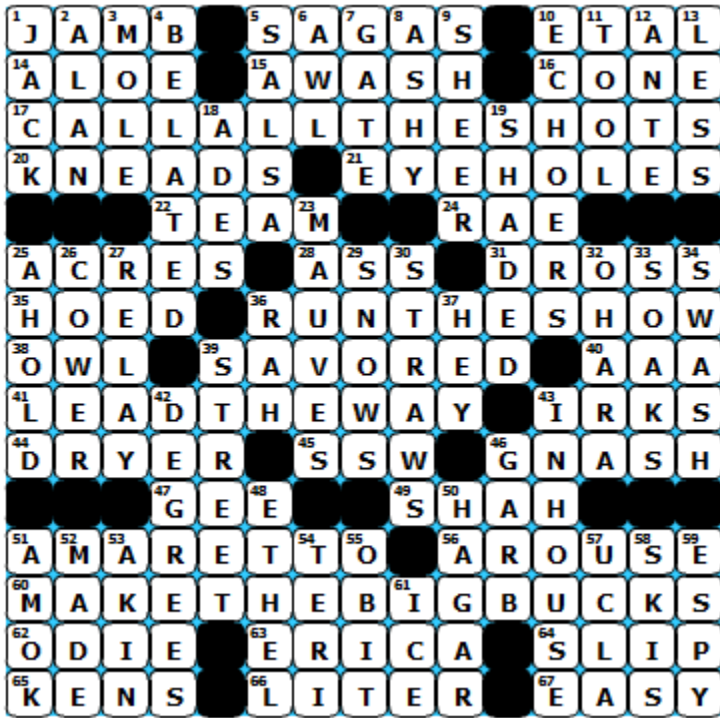


**Black Mass 9/19/15:** In 1970s South Boston, FBI Agent John Connolly (Joel Edgerton) persuades Irish mobster James "Whitey" Bulger (Johnny Depp) to collaborate with the FBI and eliminate a common enemy: the Italian mob. The drama tells the story of this unholy alliance, which spiraled out of control, allowing Whitey to evade law enforcement, consolidate power, and become one of the most ruthless and powerful gangsters in Boston history.



**The Iron Giant 9/30/15:** In this animated adaptation of Ted Hughes' Cold War fable, a giant alien robot (Vin Diesel) crash-lands near the small town of Rockwell, Maine, in 1957. Exploring the area, a local 9-year-old boy, Hogarth, discovers the robot, and soon forms an unlikely friendship with him. When a paranoid government agent, Kent Mansley, becomes determined to destroy the robot, Hogarth and beatnik Dean McCoppin (Harry Connick Jr.) must do what they can to save the misunderstood machine.

# SOLUTION





# September 2015 Calendar

Sun	Mon	Tue	Wed	Thu	Fri	Sat
30	31 Trash Pickup	1	2 9a Water Aerobics (Indoor pool 9:00 AM - 10:00 AM)	3	4 9a Water Aerobics (Indoor pool 9:00 AM - 10:00 AM)	5
6	7 12a Recycle Only Trash Pickup	8 12a Trash Pickup	9 9a Water Aerobics (Indoor pool 9:00 AM - 10:00 AM)	10	11 9a Water Aerobics (Indoor pool 9:00 AM - 10:00 AM)	12
13	14 Trash Pickup	15 Allied Pest Control	16 9a Water Aerobics (Indoor pool 9:00 AM - 10:00 AM)	17	18 9a Water Aerobics (Indoor pool 9:00 AM - 10:00 AM)	19 10a OD Board Meeting - Rec. Ctr.
20	21 Trash Pickup	22	23 9a Water Aerobics (Indoor pool 9:00 AM - 10:00 AM)	24	25 9a Water Aerobics (Indoor pool 9:00 AM - 10:00 AM)	26
27	28 Trash Pickup	29	30 9a Water Aerobics (Indoor pool 9:00 AM - 10:00 AM)	1	2 9a Water Aerobics (Indoor pool 9:00 AM - 10:00 AM)	3
4	5 Trash Pickup	6	7 9a Water Aerobics (Indoor pool 9:00 AM - 10:00 AM)	8	9 9a Water Aerobics (Indoor pool 9:00 AM - 10:00 AM)	10