

***Ocean Dunes Homeowners Association Inc.***

1 Neptune Place | Kure Beach, NC 28449

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

[oceandunes@bellsouth.net](mailto:oceandunes@bellsouth.net)



**Welcome** to the Ocean Dunes Community.

I am Michael Nieman, your community manager. The HOA office is open Monday-Friday 9am-5pm, and can be contacted using any of the information above. I am always happy to help with any questions or concerns.

If you have just purchased your first unit or decided to purchase another, we request that you fill out the Owner Information Form (included here) for our files. We will then be able to send you news and updates. Please keep us updated if any of your contact info changes.

Useful information about Ocean Dunes is available on our website, [www.oceandunesresortnc.com](http://www.oceandunesresortnc.com). We've included some of that information in this packet. You can access some information, such as the governing documents, without a login. Other information requires that you be logged in. Instructions for creating a login on the Kuester (managing company) site are included in this packet.

In this welcome packet you will find:

- <http://www.kuester.com> – instructions for creating a Kuester website login
- Rules for Pleasure Island/Kure Beach
- Rules for Ocean Dunes
- Owner Information Form
- Emergency Door Hanger (You are Here)
- Ocean Dunes Map

Among the information available on [www.oceandunesresortnc.com](http://www.oceandunesresortnc.com) without a login:

- Cable-Internet-Phone Service
- Getting Mail & Deliveries at OD
- Governing Documents (Articles of Incorporation, Declaration, Bylaws)
- Owner Responsibility List
- What You Should Know About Condo Insurance
- What Do the Dues Cover?
- Hours of Operation and Contacts
- Newsletters
- Building Modification Form (necessary if you make changes to your unit)

Available on the <http://www.kuester.com> website with a login:

- Meeting Minutes
- Monthly Financial Statements
- Other correspondence
- Your personal account information

If you do not have access to email or the Internet, please contact the office to obtain copies of these other documents.

Thank You,

Ocean Dunes Homeowners Association Inc.