



## HOA Office Hours

**HOA Office Hours:**  
Mon - Fri 9:00am-5:00pm

**Recreation Center Hours:**  
9:00 am – 9:00pm – 7 days a week

## Reminders – Important Dates:

- Allied Pest Control Spray: Tuesday, August 17 and Wednesday, August 18

# WELCOME

Judith Rich- Unit 1203

Richard and Julie Knafelz- Unit 1606

## Current Board Members:

- Steve Channell – President
- Debbie Stock – Vice President
- Evan Wittels – 2<sup>nd</sup> Vice President
- Dave Bianchi – Secretary
- Jeff Hawkins – Assistant Secretary
- Mark Sposato – Treasurer
- Gene Costa- Assistant Treasurer

- The dumpsters that are on the property are for the use by the general contractors hired by ODHOA for work contracted by ODHOA. Please refrain from using them for personal construction debris or personal trash.



## Ocean Dunes Monthly, August 2021

### Useful Contact Information

- The phone number for the Rec Center/HOA office (option 1) or for CAMS Management (option 2) is **910-239-1370**. This number may also be used for after-hours emergencies. It will automatically forward to the emergency service option when the HOA office and CAMS is closed.
- **Insurance certification requests:**  
NCCondo@mcgriffinsurance.com.
- **Information for Realtors:**  
<https://www.camsmgt.com/real-estate>

### 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



## HOA COMMITTEES

Ocean Dunes HOA has several committees that are made up of both Board and homeowner members. These are all now listed on the CAMS Homeowner Portal, along with committee members and any committee actions/updates/minutes. Once logged in, look under “Documents” and then “Committees.”

### Communication Committee

The communications committee made up of Blossom Gardner, Kristen Weideman have been working regularly to complete the Ocean Dunes Resort NC website. We are in the final development stages and hope to have the completed website to the community by early September.

Kristen is also working on setting up an Instagram account for owners to post pictures of the area or any other information.

Our President, Steve Channell is also sending out a weekly update to the community on Ocean Dunes projects, issues, events, and other subjects of interest.

### Finance Committee

The Finance Committee met on Monday, July 26, 2021 and began the meeting with the selection of a committee Secretary, Nicole Johnston who is new to the committee this year. The committee reviewed the AAPCO painting contract and discussed the body of the contract, the change orders, and the progress to date. We reviewed the payment schedule, payments made to date, and the balance due upon completion of work. Before the last payment is made, there will be an inspection by KB, and presentation of paint warranty by PPG following their examination for paint thickness/cover. A portion of the

final payment will be withheld until the repairs are completed on the rear of the 2200 building and that portion of the painting contract can be completed.

Also, the committee discussed proposals and costs for cleaning of the dryer vents in our units. The Balance Sheet ending June 30, 2021 was discussed and the tool used for the development of the budget this year was reviewed and changes are being made to aid in the development of the 2022 budget.

Our Treasurer is reviewing invoices as they are received to ensure they are posted to the correct accounts. Committee members are paying close attention to the General Maintenance portion of the Operating Budget. Price increases for materials and frequent repairs of facilities are causing that portion of the budget to exceed projections for this point in the year.

Submitted by: Gene Costa, FC Chair



### Landscaping Committee

Landscaping Committee – Newsletter - August 2021

We have had an extensive weed treatment just completed by Yardnique this week of July 26th in addition to an earlier treatment this month. Some pruning has been done recently but it will be hit in earnest the first week of August.

The elaeagnus by the Tennis Courts have been trimmed back.

The area behind the 2200 building where the piece of heavy equipment got stuck in the sand / dirt has been repaired by AAPCO.

Thankfully we have suffered no major irrigation line breaks lately.

Our Pine Straw application began on 6/28 and was completed before 7/4.

The trees on the berm that were planted last Fall are doing well.

The laying of sod at the 1400 & 1600 walkways has been completed.

We will be contracting with Fitness Tree to trim our tall palms in late September.

We encourage your input and feedback. Please feel free to contact me at [jeffreyhawkins28@gmail.com](mailto:jeffreyhawkins28@gmail.com) if you have any concerns or would like to join the LC.

Your Landscaping Committee:

Jeff Hawkins, Dave Bianchi, Cora Van Middlesworth, Diane Lennon, Sal Savarese, Mark Sposato and Brian Helmerston

Your Landscaping Committee:  
Jeff Hawkins, Dave Bianchi, Cora Van Middlesworth,  
Diane Lennon, Sal Savarese, Mark Sposato and Brian  
Helmerson

### **Reminder about What to Do When You Believe Someone is Illegally Parked**

- Call OD CAMS office (910)-239-1370  
Press Option 1 and tell them the Unit number.
- NOTE: Owners CANNOT call for a tow
- CAMS will determine if a tow is warranted
- All renters and owners should have valid parking  
permits. These are available for pick up at the  
Recreation Center

### **Reminder about Grills on Decks and Under Garages**

Just a reminder that it is against Ocean Dunes and Kure  
Beach regulations to have an open fire on any deck  
surface or under any garage structure. Please remind  
your renters if you manage the property yourself and we  
will also make sure to communicate this again to the  
property managers.

### **Fun and Helpful Web Links for Ocean Dunes Homeowners**

Many of you have signed on to the private Ocean Dunes  
homeowners Facebook page (Ocean Dunes Owners  
Group). Some other Facebook pages related to Island  
life are listed below. Most, if not all, are public.

[www.facebook.com/KureBeachNC](http://www.facebook.com/KureBeachNC)  
<https://business.facebook.com/kurebeachpier/>  
<https://www.facebook.com/CarolinaBeachNC>  
<https://www.facebook.com/carolinakurebeach>  
<https://www.facebook.com/groups/cblocals>  
<https://www.facebook.com/groups/112281214455826>  
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Below is a link to the Town of Kure Beach website. On  
the home page, look in the upper right corner for the tab,  
"Register for Alerts." Here you can register for email  
updates from the town and emergency text messages for  
storms, etc.

<https://www.townofkurebeach.org/>

Be sure to check out for happenings on Pleasure Island  
below:

<http://www.pleasureislandnc.org/index.php>

## **AUGUST ISLAND EVENTS**



### **35th Annual Carolina Beach Music Festival**

Here is your chance to dance barefoot on the sand or just  
sway to the Beach Music Beat while standing in the surf.  
Hosted by the Pleasure Island Chamber of Commerce,  
the Carolina Beach Music Festival is billed as "the  
biggest and only beach music festival actually held on  
the beach on the North Carolina coast" and one of the  
longest running beach music festivals in the United  
States.

Come out and enjoy a full day of live entertainment with  
the hottest beach music bands in the South! Headliners  
scheduled: Jim Quick and Coastline, The Band of Oz  
and Blackwater Rhythm and Blues. You can access this  
festival via the Carolina Beach Boardwalk.

Saturday  
August 14, 2021  
Carolina Beach Boardwalk  
Cape Fear Blvd & Carolina Beach Ave S.  
Carolina Beach, NC 28428  
(910) 458-8434

Event Time:  
11:00AM - 4:30PM

Online Event Brite Tickets: \$35 ends July 31, 2021 then \$40|  
Coolers, Beverages and Food Allowed.  
NO Glass, Pets, or Refunds.



## Family Night at Carolina Beach Boardwalk

Tuesday Nights 2021  
Carolina Beach Boardwalk Gazebo  
Carolina Beach, NC 28428  
(910) 458-2977

Event Time:  
6:00PM – 8:00PM

Family Entertainment and Fun  
Please call Parks and Rec Department for additional info

## Island Women Flock of Food Trucks

Join the Island Women on Sunday, August 29, 2021 from 12p-5p for a fun-filled, family friendly, fundraiser at Carolina Beach Lake!  
Activities include corn hole, 50/50 raffle, beer & wine, as well as the kid zone!

Sunday  
August 29<sup>th</sup>, 2021  
400 South Lake Park Blvd  
Carolina Beach, NC 28428

Event Time:  
12:00PM - 5:00PM

Online Eventbrite Tickets: \$7  
No Refunds

# TOWN OF KURE BEACH CALENDAR

## August 2021

(see <https://www.townofkurebeach.org> for details)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 Beach Church with KB First Baptist PIDGC Monthly Tag Match	2 Bike/Ped Committee Flow & Chill Yoga Turtle Talk	3 Kure Beach Market SLABP Committee	4 Adopt-A-Beach Program Historic Preservation Commission Meeting Zumba® Reggae Flow Yoga Planning and Zoning Meeting	5 Zumba® Up & Active	6 Gentle Yoga	7 Power Flow Yoga County Hazwagon at Town Hall
8 Beach Church with KB First Baptist	9 Flow & Chill Yoga Turtle Talk	10 Kure Beach Market Community Center Committee Land Use Committee Seascape Art Class	11 Adopt-A-Beach Program Zumba® Reggae Flow Yoga	12 Zumba® Up & Active	13 Gentle Yoga	14 Power Flow Yoga Seascape Art Class
15 Beach Church with KB First Baptist	16 Town Council Meeting Flow & Chill Yoga Turtle Talk	17 Kure Beach Market Seascape Art Class	18 Adopt-A-Beach Program Zumba® Reggae Flow Yoga	19 Zumba® Up & Active	20 Gentle Yoga	21 Power Flow Yoga Seascape Art Class
22 Beach Church with KB First Baptist	23 Stormwater Oversight Committee Flow & Chill Yoga Turtle Talk	24 Kure Beach Market Seascape Art Class	25 Adopt-A-Beach Program Zumba® Reggae Flow Yoga	26 Knitting by the Sea Zumba®	27 Gentle Yoga	28 Power Flow Yoga
29 Beach Church with KB First Baptist	30 Flow & Chill Yoga Turtle Talk	31 Kure Beach Market	1	2	3	4

# OCEAN DUNES' CALENDAR

## AUGUST 2021

August 2021		Highlights for August				
		N/A	N/A			
MON	TUE	WED	THU	FRI	SAT	SUN
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17 Allied Pest Control Bldgs 100-1600	18 Allied Pest Control Bldgs 1600-2400	19	20	21	22
23	24	25	26	27	28	29
30	31					