



## HOA Office Hours

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

**Recreation Center Hours:**  
9:00 am – 8:00pm – 7 days a week

## Reminders – Important Dates:

- Allied Pest Control Spray: Tuesday, July 20 and Wednesday, July 21

# WELCOME

Mary Blevins and Ron Colello- Unit 1506

Terence & Sara Fleming- Unit 1903

## 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, May 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.”



## Finance Committee

The Ocean Dunes HOA Finance Committee (FC) met on Monday, June 14, 2021. Treasurer Mark Sposato presented the status of the current HOA dues delinquencies. The March 1 payment for one-half of the 2021 assessment put several units into the delinquent status. Income and expenditures were examined and several line items that appear to be outpacing what is expected at this time in the budget cycle were identified for in-depth analysis of the underlying causes. Large expenditures in January, March, and April will be examined prior to our next meeting on June 28, 2021. The cost of insurance continues to be a challenge for the FC as the rate for 2021 (began in April) came in approximately \$50K over budget. Input from the Long-Range Planning Committee is essential by the end of the summer for the FC to prepare a budget proposal for presentation to the HOA Board by September 25, 2021.

Submitted by: Gene Costa, FC Chair



## Landscaping Committee

Our weed treatment by YN was completed on 6/15. Also YN will be doing pruning on the property this month. We are getting weekly visits from YN for mowing.

No major irrigation line breaks lately.

Our Pine Straw application began on 6/28 and should be complete before 7/4.

The trees on the berm that were in question as to their survival have been revived by the plentiful rain we have had lately.

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 Helmersen



## Long Range Planning Committee

The LRPC began meeting on 6/7/21. We currently have 12 members on the committee, covering 14 assets categories. The team members are in the process of gathering data, including estimates, work schedules and historical data. Our goal is to have the plan ready for board review in September 2021. The LRP is a major portion of our overall budget that will be proposed in the Fall. Our next meeting is scheduled for 7/12/21. Our committee roster and assignments are posted on the CAMs owners portal.

I want to thank all of the committee members for volunteering to take part in this very important committee.

Thanks  
Mark Sposato

## 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

## **JULY ISLAND EVENTS**



## Fort Fisher 4<sup>th</sup> of July Concert

## 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.

Sunday, July 4, 2021  
118 Riverfront Rd  
Kure Beach, NC 28449  
(910) 500-6465

Event Time:  
7:30PM - 10:30PM

Sayer McShane — LIVE on the K.P. Fisher outdoor stage  
Open to all!  
Food trucks & drinks available for sale  
Bring your own lawn chair/blanket

## 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/1122812144558265/>

Another great link to be aware of is the Town of Kure Beach website. On that site's home page, look in the upper right corner for the tab, "Register for Alerts." If you click that, you can register for email updates from the town and emergency text messages for storms, etc.

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

# Family Night

at the Carolina Beach Boardwalk Gazebo

Join us on Tuesday Nights from 6:00 pm to 8:00 pm for FREE activities including family entertainment and characters!

**Lynne and DJ Dave**  
July 6th, August 3rd, and August 24th

**BROCCOLI BROTHERS CIRCUS**  
July 27th

**Mr. Scooter**  
July 20th, August 17th

**No Sleeves MAGIC**  
July 13th, August 10th, and August 31st

All activities are weather permitting.

For more information, please contact the Parks and Recreation Department at (910) 458-2977.

## 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

## Movie Schedule 2021

400 South Lake Park Blvd, Carolina Beach, NC 28428

July 11th PG 1993 	July 18th PG 2021 	July 25th PG 2020 	August 1st PG 2020 
August 8th PG 1988 	August 15th PG 2017 	August 22nd PG 2020 	August 29th PG 2021 
Sat, Sept 11th PG-13 2020 	Sat, Sept 18th G 2009 	Sat, Sept 25th PG 1993 	Movies begin at Dusk (around 8:45 pm) and admission is FREE! Movies are weather permitting. Some movie selections are subject to change. Concessions are available for on site purchase or you can bring your own food and non-alcoholic beverages.

Bring your family, blankets, and chairs to the Carolina Beach Lake on Sunday Nights (transitioning to Saturday Nights after Labor Day). Relax and enjoy a family movie under the stars! Reference the "Carolina Beach Parks & Recreation" Facebook page for inclement weather updates.



## Carolina Beach Lake Movie Nights

Sunday Nights 2021  
400 South Lake Park Blvd  
Carolina Beach, NC 28428  
(910) 458-2977

Event Time:  
Movies Begin at Dusk

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

# TOWN OF KURE BEACH CALENDAR JULY 2021

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

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

# OCEAN DUNES' CALENDAR JULY 2021

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