



HOA Office Hours

HOA Office Hours:

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

Recreation Center Hours:

9:00 am – 8:00pm – 7 days a week



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

Reminders – Important Dates:

- Allied Pest Control Spray: Tuesday, June 22 and Wednesday, June 23

WELCOME

Charlene Friedman- Unit 1904

Calvin & Priscilla Wilson- Unit 1704

Jonathan Harris- Unit 1301

Joseph & Alicia
Smith- Unit 2206A

Important Community Updates:

- The ODHOA Board newly elected Directors was announced at our virtual annual meeting on May 1, 2021. The 2021-2022 BOD is as follows:
 - Steve Channell – President
 - Debbie Stock – Vice President
 - Evan Wittels – 2nd Vice President
 - Dave Bianchi – Secretary
 - Jeff Hawkins – Assistant Secretary
 - Mark Sposato – Treasurer
 - Tom Christianson – 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.



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.”



Governing Documents Committee

The Ocean Dunes Governing Documents Committee met for an initial meeting on Tues May 25, 2021. The committee set forth the process for proposing updates/changes to the bylaws as well as a list of potential updates/changes that need the most immediate attention. The committee welcomes any suggestions that owners may have regarding our governing documents by emailing Debbie Stock at debbie.oceandunes@gmail.com. The committee will meet again on Wednesday June 2, 2021 at 7:00 pm.



Communication Committee

The communication committee with members Blossom Gardner and Kristen Weiderman have been working with our website designer to create the first draft of the website.

We expect to see this work by June 1.

We have been working to update any documents currently on the CAMS site and designing a calendar that will be on the website.

With a new ODHOA Board in place there have been discussions of using some of the previous ways of communicating such as a monthly Presidents Letter to the community.

In addition, now that most of the Covid-19 restrictions are being lifted we should be able to do our open Board meetings in the rec center and have other face to face gatherings there. The meeting notes from our last website design meeting are on the CAMS site under committees if you are interested.



Insurance Committee Report

As we renew coverage for our structures, it is a good time for every owner to review your own coverage for your unit. The National Weather Service predicts another very active storm season this year so be prepared. Be sure you have an HO-6 Condo Policy, and follow these guidelines:

1. Review the Insurance Guidelines on the CAMSMGT.com website., Documents > Governing Documents and Helpful Information > Useful Information > What Every Homeowner Should Know About Condo Insurance
2. Review your HO-6 policy to be sure it covers all your contents and also any upgrades to your unit such as new flooring, fixtures, etc, that have been made since your unit was first built. The HOA insurance will pay up to the cost of the Original, 1980's fixtures for each unit. Any upgrades must be covered by your HO-
3. Also check your policy for adequate limits for Loss of Use (in case you can't use your unit for a period of time after a storm) and Loss Assessment Reimbursement (is case the HOA must levy an assessment for uninsured damage after a storm)
4. Photograph everything in your unit for insurance purposes, but especially any changes or upgrades. Store these files off site in case of storm damage. Keep good records of costs of any upgrades.
5. The HOA insurance company will automatically send flood insurance certificates to any mortgage bank that you have recorded with them. If you get a notice from your bank that your insurance has lapsed, see the information on any HOA Newsletter for details on obtaining a current flood certificate.

After you have reviewed your insurance coverage, rest easy and hope for a peaceful, storm free 2021.



Finance Committee

Financial committee looks forward to meeting and working with the new board shortly after new board members are elected.

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
<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/>



Landscaping Committee

I must start this conversation with a sincere thank you to Mark Sposato who has so ably chaired the Landscaping Committee for the past 6 years. Mark's talents are needed elsewhere right now so I will attempt to fill his shoes. I know Mark will stay in touch.

This past May we had several breaks in our irrigation system, the majority caused by tree roots. Between YN and our CAMS staff they have been keeping up with repairing the breaks. Our weed treatment by YN was completed on 5/13. Also, YN will be doing pruning on the property this month.

We do have (1) pine straw application due to us. This could possibly take place in late July.

We have a number of trees due to us from Insurance. The planting of these will take place in the fall.

We sure could use some rain!

We encourage your input and feedback. Please feel free to contact me at 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 and Brian Helmerson



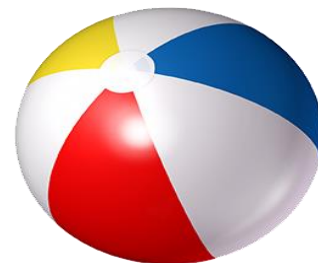
Pearls from the Dunes

Dan Dixon sent in this wise little pearl to remind us of the strides our wonderful community has made and continues to make.

"Many a calm river begins as a turbulent waterfall, yet none hurtles and foams all the way to the sea." (Milhaud Lermontov, quoted in the *Montreal Gazette*)

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.



JUNE ISLAND EVENTS



Carolina Beach Double Sprint Triathlon

Saturday, June 19, 2021
Carolina Beach Elementary, 400 S Fourth Street
Carolina Beach, NC 28428
(910) 620-6405

Event Time:
8:00 AM - 5:00 PM

This awesome event is known for being the first “Formula 1”, or super-sprint style triathlon, in the country! Moreover, it is a USAT Sanctioned event that allows a 2 and a half hour completion time. It begins with a 375-meter swim, further followed by a 1.5-mile run. After this, competitors will complete a 20k bike ride on a closed course. The last portion of the race will consist of running another 1.5-mile stretch, heading back to the ocean, and swimming the remaining 375 meters to the finish line. If this sounds like yours or a family member’s speed, sign up now! If you wish to merely watch, that’s alright too!

Price:
[Free for Spectators | Registration information on website](#)



Hosted by Pleasure Island Sea Turtle Project

Monday, June 14, 2021
Kure Beach Ocean Front Park & Pavilion

Event Time:
7:00PM - 8:00 PM

Come out to the Kure Beach Ocean Front Park every Monday beginning June 14th-August 30th to learn all you need know about nesting sea turtles. This reoccurring, fun-filled event will teach locals the importance of paying respect and understanding the amazing qualities and know-hows of our sea turtles!

Please check their Website and Social Media for the latest updates.

<https://seaturtleproject.org/index.php/turtle-talk-2/>

UPDATE: Space is limited on a first come basis per NC COVID Guidelines

Price:
[Free for Everyone](#)

26th Annual Youth Pier Fishing Tournament

Saturday, June 5th
Kure Beach Pier

Event Time:
6:00 AM - 8:30 AM

26TH ANNUAL YOUTH PIER FISHING TOURNAMENT

Carolina Beach Parks & Recreation invite kids ages 5 - 15 to attend our 26th Annual Youth Pier Fishing Tournament on Saturday, June 5th at the Kure Beach Pier. The first 100 kids without a fishing pole will receive a free rod and reel. Kids will receive a free shirt while supplies last. Free bait will be available while it lasts.

Admission is only \$2.00 plus a donation of at least two canned food items. Prizes will be awarded for the biggest fish in both age groups.

Time	Activity
6:00 am	Tournament Registration
6:00 - 8:30 am	Fishing Tournament
8:30 - 9:00 am	Awards & Raffle Prizes



SATURDAY, JUNE 5TH 6:00 AM - 8:30 AM

For more information, please contact the Recreation Center at 458-2977 or find rules and regulations at www.carolinabeach.org

This information/publication does not represent the views of New Hanover County Schools nor does it constitute or imply endorsement, recommendation, or favoring by New Hanover County Schools.



Price:
\$2.00 and a Donation of 2+ Canned Food Items
More information on website

TOWN OF KURE BEACH CALENDAR

JUNE 2021

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

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

OCEAN DUNES' CALENDAR

JUNE 2021

June 2021		Highlights for June				
		Father's Day		Sunday, June 20 th		
MON	TUE	WED	THU	FRI	SAT	SUN
31	1	2	3	4	5	6
Memorial Day						
7	8	9	10	11	12	13
Trash and Recycling Pickup						
14	15	16	17	18	19	20
Trash and Recycling Pickup						Father's Day
21	22	23	24	25	26	27
Trash and Recycling Pickup		Allied Pest Control Contract Spray (Bldgs 100-1600)	Allied Pest Control Contract Spray (Bldgs 1600-2400)			
28	29	30				
Trash and Recycling Pickup						