



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 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, May 18 and Wednesday, May 19

WELCOME

Michael & Sarah Martinho – Unit 1502

Edward & Debra Galanif- Unit 1006

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.
- The elevator repairs at the 1800 building should be complete by the first week of May.



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 Communication Committee is made up of Blossom Gardner, Kristen Weiderman, and Dave Bianchi.

We continue to make progress on developing the Ocean Dunes Resort NC website.

We have contracted with Helmet Studios for website design and have begun building the content of the website.



Insurance Committee Report

The property insurance program for Ocean Dunes will renew on May 1. This is a very large part of our budget and also a very essential one. Our program has provided large benefits for us after hurricane damage for each of the last three years. We do not have final numbers as this newsletter is being published, but due to these recent losses, we do expect a premium increase. The details of the policy will be posted on the CAMS website when they are finalized.

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-6. 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)
3. 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.
4. 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



Landscaping Committee

Last month I reported that we completed the audit of the irrigation system, since then we have completed all known repairs. Most systems turn on at night, twice per week. We are in the process of documenting each zones schedule. As always, we ask that if you see any issues, contact one of us.

YN has supplied quotes on completing the landscaping in front of 1400 and 1600, due to the recent rebuilding of those walkways. The quotes are to sod the area. Before approving, we had to make the necessary irrigation repairs. The board has given the approval to move forward with the sod. The 1400 will wait until the painting project is completed.

I would like to remind owners that if you are going to plant trees, shrubs or plants, please let us know BEFORE doing so. There are some varieties that we will not allow or support. Also, we need to ensure that you are not digging into any irrigation lines.

We have also noticed several areas of damage due to parking on our landscaping. Some of the irrigation systems were damaged from vehicles running over them. Please make sure your guests, renters and contractors respect our property.

As always, we encourage your input and feedback. Please feel free to contact me at msposato@twcny.rr.com if you have any concerns or want to join the LC.

Your Landscaping Committee:

Mark Sposato Bill Hensley Tom Christianson Jeff Hawkins Cora VanMiddlesworth Diane Lennon Brian Helmersen

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
<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/>

MAY ISLAND EVENTS

Carolina Beach Street Arts Festival May 8, 2021



Surf Dog Experience May 8, 2021



4th Annual (sanctioned & insured) DOG SURFING Event--SURF DOG EXPERIENCE Saturday, May 8th, 2021, Carolina Beach NORTH PIER, 1800 Carolina Beach Avenue, North, Carolina Beach, NC 28428. Register your Dog to "Hang 20" at SurfDogExperience.com.

Pleasure Island Jeep Jam is a celebration of music, sun, and sand for the Jeep communities. Because of COVID-19 restrictions, this event was rescheduled twice, but we are happy to say that the first annual Pleasure Island Jeep Jam event is on for May 13-15, 2021! Pleasure Island consists of Carolina Beach, Kure Beach and Fort Fisher so many of the activities will highlight some of our favorite spots on the island! Not only will the event feature vendors, food trucks, live music, and lots of Jeeps, but the Fort Fisher 4x4 beach is just a short 2-mile drive away!

Proceeds from this event will be donated to local Pleasure Island charities Little Pink Houses of Hope, Friends of Fort Fisher, Ocean Cure and the Autism Society of NC
LOCATION
Fort Fisher Air Force Recreation Area and Fort Fisher 4x4 Beach

Jeep Jam in Fort Fisher May 13, 2021



Tinted Turtle Trot May 16, 2021

The Tinted Turtle Trot 5K/1-mile fun run is a race with a colorful twist benefiting Island Montessori School.



A banner for the North Carolina Aquariums. The top part features the text "We're Open!" in a large, white, cursive font. Below this, there is a photograph of a sea turtle swimming in the water. The text "WELCOME BACK" is written in white on the left side of the banner. At the bottom, there is a white box with three icons: a smartphone, a person wearing a mask, and a person wearing a face shield. The text "We look forward to welcoming you to the North Carolina Aquariums! Your visit will be different than in the past. Why? Health and safety -- yours, ours and others." is written above the icons. The icons are: "Advance purchase of your tickets is required" (with a smartphone icon), "Please remain social distancing to reduce risk" (with a person icon), and "Staff and guests required to wear face coverings" (with a face shield icon). The North Carolina Aquariums logo is in the top left corner. The locations "ROANOKE ISLAND", "PINE KNOLL SHORES", "FORT FISHER", and "JENNETTE'S BEACH" are listed in the top right corner.

TOWN OF KURE BEACH CALENDAR MAY 2021

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

Sun	Mon	Tue	Wed	Thu	Fri	Sat
25	26	27	28	29	30	1 Power Flow Yoga
2 Beach Church with KB First Baptist PIDCC Monthly Tag Match	3 Bike/Ped Committee Zumba® Flow & Chill Yoga	4 SLABP Committee	5 Adopt-A-Beach Program Historic Preservation Commission Meeting Reggae Flow Yoga Planning and Zoning Meeting	6 Sunrise & Energize Yoga	7	8 Power Flow Yoga
9 Beach Church with KB First Baptist	10 Zumba® Flow & Chill Yoga	11 Canceled - Land Use Committee	12 Adopt-A-Beach Program Reggae Flow Yoga	13 Sunrise & Energize Yoga	14 Community Blood Drive	15 Power Flow Yoga
16 Beach Church with KB First Baptist	17 Zumba® Flow & Chill Yoga	18	19 Adopt-A-Beach Program Reggae Flow Yoga	20 Sunrise & Energize Yoga	21	22 Power Flow Yoga
23 Beach Church with KB First Baptist	24 Stormwater Oversight Committee Zumba® Flow & Chill Yoga	25	26 Adopt-A-Beach Program Reggae Flow Yoga	27 Sunrise & Energize Yoga	28	29 Power Flow Yoga
30 Beach Church with KB First Baptist	31 Zumba® Flow & Chill Yoga	1	2	3	4	5

SCROLL DOWN FOR OCEAN DUNES'
MAY 2021 CALENDAR!





May 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 Annual Meeting (Virtual)
2 Trash and recycling Pick-up	3 Trash and recycling Pick-up	4	5	6	7	8
9 Trash and recycling Pick-up	10 Trash and recycling Pick-up	11	12	13	14	15
16 Trash and recycling Pick-up	17 Trash and recycling Pick-up	18 Allied Pest Control Contract Spray (Bids 100-1600)	19 Allied Pest Control Contract Spray (Bids 1700-2400)	20	21	22
23 Trash and recycling Pick-up	24 Trash and recycling Pick-up	25	26	27	28	29
30 Memorial Day	31					