



*Ocean Dunes Monthly,
October 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

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

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

Reminders – Important Dates:

- **Beginning Monday 9/28:** The Outdoor Pool hours will be 9am-7pm. The Rec Center will remain open until 8pm.
- **REMINDER:** Masks are required to enter the Rec Center, regardless of vaccination status.

welcome

- Rebecca Eberhart- Unit 1601
- Adam MacBride- Unit 2108B
- Joseph & Janice Sayer- Unit 2304A

Current Board Members:

- Steve Channell – President
 - Debbie Stock – Vice President
 - Evan Wittels – 2nd 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.



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 Finance Committee has met three times during the month of September for a minimum of an hour and one-half per meeting. Our focus was on trying as best as possible, to forecast the needs for our Operating Fund for 2022. That fund covers the day-to-day operation of Ocean Dunes and any minor, unforeseen issues that come up throughout the year. As of this writing we are very close to a final figure that will be presented to the community soon.

The Finance Committee will finalize the budget within the first week of October and then hand off to the Board. The committee will continue to meet monthly to review the status of the current budget and expenses for 2021 and then do the same for the first half of 2022 before beginning the budget process for 2023.

If you are interested in serving on the Finance Committee, please contact me. You do not have to be a bookkeeper, an accountant, or even be good at math. Sometimes, just having an interest in where the money goes is enough for you to ask good questions that lead to a better understanding of the financial operations of the HOA. The best time to join the committee would be in the winter when we meet monthly to review monthly expenses to allow you to become familiar with the new budget before we get into the development of the 2023 budget proposal.

Gene Costa, Chairperson
ecostaedd@comcast.net

Landscaping Committee

Fitness Tree has completed the trimming of our 25 tall palms on September 20, 2021.

Recently we have suffered several irrigation line breaks. This continues to be an ongoing issue.

Yardnique will transition from weekly to bi-weekly visits for the months of October and November.

We will be getting a Pre-Emergent, Broadleaf Control application and a Grassy Weed Control application in October.

Your Landscaping Committee will meet with the Yardnique representative in October to walk the property together to evaluate.

Also, we will be meeting with Chris’ Clean Cut Tree Service to walk the property to identify large trees that might need cut back.

Although not technically landscaping, the installation of the new fencing between the buildings is near completion. This will greatly improve the look of our property.

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, Mark Sposato and Brian Helmerston

Long Range Planning Committee

The LRPC has been meeting every two weeks since we began in June. We currently have 12 members on the committee, covering 14 asset categories. We have been busy collecting data, including cost estimates and historical data that is required to put together the final Long Range Plan.

Most of our work will be done soon, except for completing a schedule for the next buildings to be re-decked, painted and/or repaired. It is critical that we get professional guidance to determine a schedule for re-decking. Our decks are a top safety concern. We have engaged SKA engineering for this task. We do not expect to have a completed report until late in the year. The LRP will be updated again at that time.

An updated LRP will be posted on the website soon. As always, feel free to contact me with any questions or concerns.

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

-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

OCTOBER ISLAND EVENTS



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.

Annual Seafood, Blues and Jazz Festival

Two-day event brimming with live music, arts and crafts, delicious seafood, fine arts gallery, kid zone and much, much more!

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/>

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>

Fort Fisher Military Recreation Area, 118 Riverfront Road Kure Beach NC
(910) 458-8434

Event Date:
October 2-3rd, 2021

Event Time: TBD
Please check <http://www.pleasureislandnc.org/events-list.php> for more details.

Pets in the Park

Pleasure Island Chamber of Commerce is hosting Carolina Beach Pets in the Park for the first time!!! This event celebrates pets, their owners & pet-friendly businesses in Dog-Friendly Carolina Beach. All well-behaved pets are welcome!

Event Date:
October 9, 2021

Event Time:
10:00am -2:00pm

2nd Annual Golf Tournament

RAIN DATE OCTOBER 7th

REGISTER A TEAM TODAY!

BEAU RIVAGE Golf & Resort

\$100/player \$400/team

Longest Drive • Putting Contest • Closest to the Pin • Hole in One Prizes

INFO: Alannah C Keeler, Pleasure Island Chamber of Commerce (910) 458-8434 • Alannah@pleasureislandnc.org

1121 N Lake Park Blvd Carolina Beach, NC 28428  www.PleasureIslandNC.org



Pleasure Island Surf Fishing Challenge

Pleasure Island, made up of Carolina Beach, Kure Beach and Fort Fisher, provides the perfect coastline for surf fishing, and is home to the area's premiere land-based surf fishing tournament. Everyone is welcome to come and join this weekend of fishing for a chance to win over \$30,000 in cash and prizes.

224 Canal Drive, Municipal Docks, For Record
Carolina Beach, NC 28428
(910) 452-6378

Event Date:
Recurring Daily
October 15, 2021 - October 17, 2021

Event Time:
Fishing Starts: Fri Midnight--Ends: Sun at noon |

Awards Dinner: Sun 12:00- 2:00 PM |Awards: 2:00 PM

Free for Spectators | Fishermen please see website for entry fee (one entry fee gets you in all divisions except Red Drum Calcutta)

For more information regarding this event, please visit:
<https://www.fishermanspost.com/tournaments/pleasure-island-fall-surf-challenge>



Join the Carolina Beach Parks and Recreation Department for our

Halloween Carnival

We invite ghouls and goblins ages 12 and under to join us at Mike Chappell Park for our Halloween Carnival! Admission is FREE with a recommended donation of 2 canned food items for the Federal Point Help Center. Our Ghost Host DJ Tommy Gunn will be spinning the tunes! Children must be accompanied by an adult. Event is weather permitting. Contact the Carolina Beach Parks and Recreation Department with questions at (910) 458 - 2977.

Friday, October 29th
6:00 pm - 8:30 pm

Enjoy these FREE event activities: carnival games for prizes, hayrides, inflatable bounce houses, hotdogs, and a photo booth! Our costume contest will begin promptly at 7:15 pm!

Mike Chappell Park 501 South Dow Road Carolina Beach NC 28428

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