



*Ocean Dunes Monthly,
September 2021*

Useful Contact Information

- The phone number for the Rec Center/HOA office (option 1) or for CAMS Community Support (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: Open 7 days a Week
9:00 am – 9:00pm (through September 6th)
9:00 am – 8:00pm (beginning September 7th)

MASK ARE MANDATORY IN THE REC CENTER AT ALL TIMES UNLESS YOU ARE IN THE FITNESS CENTER OR THE INDOOR POOL.

Outdoor Pool Hours

The outdoor pools are open from 9:00am – 9:00pm 7 days a week at this time, however this will change on Tuesday September 7th. The new hours will be 9:00am-8:00pm 7 days a week.

welcome

Please welcome the following new owners to OD:

Blake & Julie Hurt- Unit 806

Jeffrey & Hanna Kaune- Unit 2303C

Trash/Recycle/Misc Item Pick Up

Trash and recycling will not be picked up on Monday September 6th due to it being a holiday. The recycling and trash will be picked up on Tuesday September 7th.

When you have items (appliances, construction debris, furniture, etc.) that you need removed the Town of Kure Beach will do so for a fee. You would need to contact the HOA office whom

will then schedule it with the town. The town picks up these items on Thursday there for you would have to carry your items to the side of the road Wednesday night or early Thursday morning. Please make sure you contact the HOA office FIRST so it can be scheduled. The town will place this fee on the water bill for your building. The HOA will pay it but then the HOA will charge your account for the reimbursement of the fee. Please note maintenance does not move these items to the pick up location as you will have to make the arrangements.

Please don't forget we do have the community dumpster for smaller items. You will need to call the HOA office, 910-239-1370 option 1, to schedule a time for maintenance to meet you at the maintenance shed as they will need to unlock the gate for you. If you are unsure of what items can go in the dumpster please reach out to us for clarification.

Another option is that you can contact a company such as GOT JUNK at 1-800-GOT-JUNK. They are great to work with and sometimes will come the same day you call. They will do all the heavy lifting as well.

- 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

Reminders – Important Dates:

- Allied Pest Control Spray: Tuesday, September 21st and Wednesday, September 22nd.
- Beginning Tuesday 8/31: Masks are required to enter the Rec Center regardless of vaccination status.
- Beginning Tuesday 9/7: The Rec Center and Outdoor Pool hours will be 9am-8pm.

- Open Board Meeting via Zoom on Saturday, September 11 at 10:00am. Zoom information will go out closer to the meeting.

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

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 is in the final stages of completing the website, adding some final local pictures and history of the area.

It will be an interactive website that allows any "visitors" or realtors, contractors, or other interested people to view the site and learn about Ocean Dunes and the surrounding sites of interest.

Owners will be able to access community only information by linking to the CAMS website where they can access their account or other Ocean Dunes only information.

Once we go live we will make sure that the local community and all property managers are aware of the website.



Finance Committee

The events of the past few months have led the Finance Committee (FC) to the realization that the budget for General Maintenance is woefully insufficient to handle day to day operations and the unexpected surprises.



While we wait for our new engineers to do an evaluation of all decks, stairs, and walkways, the FC must propose a budget to the Board of Directors and eventually to the owners, that reflects projections for current operations in addition to a forecast that can fund what will be identified as deck, stairs, and walkway deficiencies on the beachfront properties.

After two years of the FC investigating ways to reduce costs, mainly through seeking competitive bids on existing contracts, there are very few things we can do to offset the high cost of utilities, maintenance, and insurance. By way of an example, the 2021 budget that went into effect in January had a 10% increase for insurance. In late April when bids came in for the period May 2021 through April 2022 the increase was 30% due to the numerous claims that the industry experienced all over the USA (think fires, floods, and hurricanes).

The FC is currently discussing a variety of ways to handle the needed increase for 2022. A survey will be coming soon to assess owner preferences about how to handle the increase

Landscaping Committee

Landscaping Committee – Newsletter - September 2021

Yardnique performed a thorough weed treatment around the middle of August.

They also have completed a major pruning campaign. Thankfully we have suffered no major irrigation line breaks lately.

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

The laying of sod at the 1400 & 1600 walkways has been completed and is looking good.

Fitness Tree will begin the trimming of our tall palms the end of September-1st of October.

Although not technically landscaping, the installation of new fencing between the buildings has begun and will 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

Governing Documents Committee

The Governing Documents Committee has been meeting weekly since May.

We have submitted

our suggestions for updating the Rules & Regulations to the board for a board vote, which, if approved, will be distributed to owners.

We have mostly completed revising and updating the Bylaws but have some legal questions and are awaiting answers from our lawyers before we can submit that update to the board.

The process for the Bylaws update is (1) board approval of the draft, (2) legal approval of the draft, and (3) the draft goes out to the owners for a vote.

This time around, the Bylaws amendment will consist of the entire Bylaws document, with changes highlighted for ease of understanding. (Experts suggest doing it this way after an association has done many amendments consisting of delete this section and add this section, which we have done in the past.)



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



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>



Reminder about Grills on Decks and Under Carports

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.

SEPTEMBER ISLAND EVENTS

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.

Carolina Beach Farmer's Market

Pick from locally produced fruits and vegetables, plants, baked goods, dairy products, meats, wines and more at the Carolina Beach Farmers' Market. Each market will also feature local artisans and crafters as well as live entertainment from local musicians.

Please remember that this is the last month to visit!

Saturday Mornings
Carolina Beach Boardwalk Gazebo
Carolina Beach, NC 28428
(910) 458-2977

Event Time:
8:00AM – 1:00PM

May 15th - October 2nd
FREE for Spectators

Carolina Beach Dragon Boat Regatta & Festival 2021

Celebrate the colorful Dragon Boat Regatta and Festival at Carolina Beach. You can join in as a participant by forming a Team with your friends, family or co-workers and enjoy being afloat a colorful 45-foot-long watercraft. The fun starts Friday evening with a kickoff party featuring live music and refreshments. Saturday, get ready to race and enjoy a large festival of vendors around the Carolina Beach Marina displaying artwork, jewelry, shirts, and food items for sale. Come join the festivities as a team member or spectator. This is a family fun event, so participants are encouraged to bring along children and friends to enjoy the fun!

Friday-Saturday
September 17-18, 2021
216 Canal Dr
Carolina Beach, NC 28428
(910) 599-299

Event Time:
All Day



TOWN OF KURE BEACH CALENDAR

September 2021

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

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

OCEAN DUNES' CALENDAR

September 2021

September 2021		Highlights for September				
		September 6th	Labor Day			
MON	TUE	WED	THU	FRI	SAT	SUN
	1	2	3	4	5	
6 Labor Day	7 Trash and Recycling Pick-up	8	9	10	11 Open Board Meeting via Zoom at 10:00am	12
13 Trash and Recycling Pick-up	14	15	16	17	18	19
20 Trash and Recycling Pick-up	21 Allied Pest Control Bldgs 100-1600	22 Allied Pest Control Bldgs 1700-2400	23	24	25	26
27 Trash and Recycling Pick-up	28	29	30			