



**NEW OWNERS
WELCOME TO OCEAN DUNES**

*Andee Hart Unit 501
Sharon Stevens Unit 2204A
K. Wayne & Carolyn Polston Unit 907*

**OCEAN DUNES
DECEMBER
2021
NEWSLETTER**

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

Recreation Center Hours:
9:00am – 6:00pm
7 days a week
The Rec Center will be closed
on Christmas Day.

Useful Contact Information

- Rec Center/HOA Office: 910-239-1370, option 1.
- CAMS community support: 910-239-1370, option 2.
- CAMS after hours emergency line: 910-239-1370.
- Insurance certification requests: NCCondo@mcgriffinsurance.com.
- Information for Realtors, Closing Information & Condo Questionnaires: <https://www.camsmgt.com/real-estate>.

**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

IMPORTANT REMINDERS:

- The first ONE TIME ASSESSMENT payment is due on February 1st. If your monthly dues are paid through an ACH then your one time assessment will be included in that ACH in February.
- The 2022 monthly assessment amounts as well as the one-time assessment amounts are in your owner portal under documents.



**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 Energy (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.”

Please visit the Ocean Dunes NEW website at:

[https://oceandunesresortnc.com/.](https://oceandunesresortnc.com/)

Finance Committee Report December Update

Finance Committee Report
December Newsletter

In this week of Thanksgiving, I wish to thank the volunteers who are serving on the Finance Committee for their dedication and hard work. The OD HOA now has a budget in place for 2022 and the work of the Finance Committee to oversee the implementation of the budget will be very important as we assess the impact of the King Tide storm on the oceanfront properties.

As the newest member of the Board, I can say that I am impressed by the way this Board has responded to several unusual events in the past for months. The Board responded to the deck issues on the 2200 building (full disclosure, my building) and the King Tide event quickly and efficiently to mitigate the damage to our properties. Everyone; Directors and owners alike jumped into action to create a safe situation for everyone at OD.

HOA President and Insurance Committee Chair, Steve Channell has been keeping everyone informed about the extent of the damage and the status of repairs. Additionally, he has been coordinating with insurance brokers and adjusters (3) as well as answering phone calls from owners. Evan Wittels, Chair of the Building Committee has been doing extra duty to coordinate activities among the building inspector, engineers, and several contractors who are performing the necessary repairs to our facilities.

Now, coordination between the Building Committee, the Insurance Committee, and the Finance Committee is necessary to repair the damage from the storm and then assess the impact on the Long-Range Plan. Our Treasurer, Mark Sposato played a key role in the development of the 2022 budget as well as serving as Chair of the Long-Range Planning Committee. As we move into 2022, Mark's understanding of the budget and the LRP will guide us to make the best decisions for the future of OD.

The Finance Committee will meet on November 29 and to the best of our knowledge at that time, we will evaluate the financial impact of the repairs to the oceanfront units and walkways. It is still not too late for you to get involved in the work of the Finance Committee. If you have previously volunteered to serve on the Finance Committee beginning in January, please send me an e-mail from your preferred account so I can capture it for our mailing list for meeting notifications. If you have not previously responded to the call for volunteers, please do not hesitate to contact me if you have questions about the work of the committee or our meeting schedule. Send me your phone number and

I will happily call you to answer your questions.

Respectfully submitted,

Gene Costa, Chairperson
ecostaedd@comcast.net

Long Range Plan Committee December Update

The LRPC will begin meeting again in January. If you would like to join, please email me at msposato@twcny.rr.com. The committee will be tasked with completing the estimated costs and scheduling for future projects. We have some new ideas for various projects that will be added to the agenda. Unfortunately, due to the "King Tide" damage and the associated costs, we will need to rethink priorities, while continuing to focus on maintaining and improving our assets.

Many thanks to all the committee members that participated on this year's committee. Our work was a very important part of the recent budget proposal that was approved by the board and owners. I look forward to working with the committee and making Ocean Dunes a great place to live again.

Thanks
Mark Sposato

Landscaping Committee Report November Update

I will start with sharing some of the damage we received by the King Tide / N'Easter. Much of our irrigation lines from the 800 building. southward were damaged. After the storm passed, we had water gushing from broken pipes.

In response to this we had to shut down the whole system and it remains this way until they are repaired. If you happen to be here and walk the beach and you notice all those white pipes sticking out and going in all directions..... well those are irrigation lines.

We actually lost land/acreage and not just sand dunes, so irrigation lines and fencing will now need to be moved further in when replaced.

Our Landscaping company Yardnique has been in bi-weekly mode. Starting in December and through March they will transition to monthly visits for grass cutting, edging and pruning.

I will now share the work that has been accomplished. In late October we had 25 tall trees (over 10ft. tall) trimmed by Fitness Tree. We might need to increase this to 27 trees next year. In early November Chris's Clean Cut Tree Service removed 2 dead pine trees from the berm, raised the canopies from the entrances to both the Rec Center and Surf Rider Circle, also performed major trimming in front of the 2000-2100 buildings. We have more work for them in January if our budget permits.

I also would like to give a shout-out to our CAMS staff, Brian Helmerson, Siobhan Wilson and Pete Derrick who have all been doing pruning and trimming when they have time and see something that needs attention! Very much appreciated!

We are working hard to get all the needed repairs completed, it's going to take time.

We encourage your input and feedback. Please feel free to contact me anytime with concerns or suggestions.

Thank you,

Jeff Hawkins

jeffreyhawkins28@gmail.com

Owner Information

It is very important that your contact information is always up to date. Log into your owner portal to make any updates. Also, make sure you have selected ONE phone & ONE email address as your PRIMARY contact.

Important Utility Company Contact Information

*Duke Energy:

Phone: 1-800-452-2777

Website: www.duke-energy.com.

*Kure Beach Public Utilities:

Phone: 910-458-4816

Website: www.townofkurebeach.org/public-works.com.

*Spectrum Cable/Internet: (Ocean Dunes has a specific bulk package with Spectrum. It's important that when you call them you use the following phone number:

Phone: 1-855-855-8679

Website: www.spectrum.net

LOCAL HOLIDAY EVENTS

Kure Beach

- **December 17th – 5:30-7:30 - HOLIDAY WHOOBIE WHATTY**
 - The evening will kick off with the announcing of the 2021 Kure Beach Cheermeister, followed by a viewing of the 2000 version of “How the Grinch Stole Christmas.” While the film is playing, you can visit different stations setup throughout the park for face painting, Grinch crafts, cookie decorating, and photos with the Grinch. This event is free to attend, but the Town will be collecting donations for the Help Center of Federal Point.
- **December 31st – 9:00pm until - Island of Lights New Year’s Eve Celebration – Ocean Front Park and Pavilion**
 - Come celebrate New Year's Eve at the beach with the Island of Lights New Year's Eve Celebration at the Kure Beach Ocean Front Park & Pavilion. This free family-friendly event will feature a DJ and dancing with refreshments and party favors available for purchase. Patrons can also enjoy the annual raffle, with the winner taking home the original artwork for the Island of Lights 2021 Official Christmas card and ornament. Don't miss the giant beach ball drop at midnight followed by an epic fireworks display.

Carolina Beach

- **December 3rd – 7:30pm until – Island of Lights Christmas Parade**
 - Join island residents and visitors of all ages the Friday after Thanksgiving to celebrate the annual evening Christmas Parade. Floats, bands and Santa Claus will be there to add to the festivities of the season and provide a night of family entertainment and holiday cheer.
- **December 4th – 9:00am-3:00pm - Holiday Market – Carolina Beach Lake Park**
 - Just in time for the Holiday Season~ Carolina Beach Farmer's Market helps you solve all your shopping dilemmas with many gifts that are sure to suit all ages on your list. They will have something for everyone from shark's teeth to soaps, yard art to fine art and everything in between. This is the perfect opportunity to shop local and get amazing holiday gifts to put under the tree (or keep). Over 50 vendors of hand-made arts and crafts.
- **December 4th – 6:00pm until – Island of Lights Christmas Flotilla – Boat Basin to Snows Cut**
 - *Fishing boats and pleasure crafts decorated with thousands of lights present a spectacular display on the Intracoastal Waterway at the annual Island of Lights Christmas Flotilla. Water crafts will cruise from Snows Cut to the Carolina Beach Boat Basin and back, competing for prizes and adding to the wonderful holiday spirit! A panel of judges will be on hand to choose the winners. Bring the family and enjoy a colorful evening.*

Owner Portal Information

Items that can be found on your owner portal:

- Owner account info
- Community Directory
- Governing Documents
- Meeting Minutes
- Budget information
- ARC information
- Monthly Newsletter
- Community Calendar

Request that you can make in your owner portal:

- Service/Maintenance Order Request.
- General Messages to the Manager
- Accounting Request regarding your personal HOA account
- ARC Request
- Payments
- ACH Set Up

2021 DECEMBER

SUNDAY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	30	01 <i>King Tide Owner Q&A with the BOD</i>	02	03 <i>CAROLINA BEACH PARADE</i>	04 <i>CAROLINA BEACH HOLIDAY MARKET/ ISLAND OF LIGHTS FLOTILLA</i>
05	06	07	08	09	10	11
12	13	14	15	16	17 <i>KURE BEACH HOLIDAY WHOOBIE WATTY</i>	18
19	20	21 <i>ALLIED - ALL UNIT SPRAY</i>	22	23	24	25 <i>MERRY CHRISTMAS!!! REC CENTER CLOSED</i>
26	27	28	29	30	31 <i>NEW YEAR'S EVE ISLAND OF LIGHTS CELEBRAION (KB)</i>	01