



JANUARY 2022 NEWSLETTER



HOA Office Hours:

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

Recreation Center Hours:

9:00am – 6:00pm

7 days a week

WELCOME TO OCEAN DUNES, NEW OWNERS

GEORGE & ALISON JOLLY

UNIT 2008

PATRICK, PETER & PATRICIA TWOMEY

UNIT 2203C

STEPHANIE CASTAGNIER DUNN

UNIT 802

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

MEETING REMINDER

There is a community meeting on Saturday January 8th at 10:00am. This meeting is via zoom. You will receive the zoom information this week. We look forward to “seeing you”

Please visit the Ocean Dunes NEW website at

<https://oceandunesresortnc.com/>

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

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 number & ONE email address as your PRIMARY contact.

Community/HOA Contact Information:

- Rec Center/HOA Office Phone **910-239-1370** (option 1)
- CAMS after hours emergency line: 910-239-1370
- Insurance certificate requests:
NCCondo@mcgriffinsurance.com
- Information for Realtors:
<https://www.camsmgt.com/real-estate>

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

Town of Kure Beach Vehicle Decals for 2022

As you all know the Town of Kure Beach mails owners the vehicle decals in January. If you do not receive yours by the middle of February you will need to call the Town of Kure Beach. These decals are issued by the town so CAMS nor the HOA have anything to do with the issuing of them. For those of you who are new owners and not familiar with the decals I have included below more information from the towns website.

- Town Hall will mail two vehicle re-entry decals to each property owner.
- Color of the vehicle re-entry decal will change each year and will show the Town logo
- Any resident/renter/property owner that wants more than two vehicle re-entry decals may purchase them for \$20 each through the Town of Kure Beach
- Anyone that loses a vehicle re-entry decal may purchase another one for \$20 each through the Town of Kure Beach
- Town Hall will sell additional vehicle re-entry decals until July 31st of each year
- The vehicle re-entry decal is now mandatory whenever bridge access is restricted due to an emergency situation (example: hurricane). Residents or property owners that do not have a vehicle re-entry decal with them may obtain one with appropriate proof of property ownership or residency at a location to be designated.
- An example of documents that will be accepted as proof of ownership or residency are:
 - Driver's license with a Kure Beach address
 - Recent Kure Beach utility bill with a Kure Beach address
 - Property lease with Kure Beach property address
 - Property tax bill with Kure Beach address

Unit Thermostat Settings

It appears we may not have a very cold winter. However, at some point this winter we are going to have some colder temperatures. Please make sure that your thermostat heat is set to at least 55 degrees. This will keep pipes from freezing, then bursting and causing a leak. This is extremely important for those buildings with fire sprinklers. If you have a property manager, please confirm with them that they have adjusted your thermostat as needed when the unit is vacant as well as after a guest has checked out.

If you do not have a property manager and you need me to have maintenance adjust your thermostat, please let me know. You can send me the request through your owner portal by submitting a maintenance request.

1700 building owners: Since you are unable to access your unit, I have asked Adrian with UCC to set the thermostats to keep air flowing in each unit. He will also adjust your thermostats to make sure the heat is set to 55 degrees.

Community Updates

- The indoor pool and hot tub surface painting/repairs will be started/completed in the next couple of months. Once the vendor has given us the start date, I will notify all owners.
- The surf rider pool will surface repair/painting will take place March/April. I will notify you once I have the dates from the vendor.

Finance Committee Updates

The Finance Committee met on Monday, December 20, 2021. Agenda items were a review of the current Balance Sheet, statues of the King Tide repairs & anticipated costs, review of current repair/replacement projects, & insurance money received from claims in prior years (finally). At this point in time there are too many unknown factors: total cost of repairs & how much will be covered by insurance. One thing that I have learned, insurance claims are a very slow process.

Members of the committee stressed the need to perform proper repairs to the damaged buildings to avoid future problems; specifically, sinking pilings into bedrock not just a few feet into sand that can wash away & cause damage to decks.

If you have or have not 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. It is not too late to volunteer for the committee. We meet once a month for about an hour until we get into the preparation for the 2023 budget. By early fall we will meet twice a month until we have a proposed budget to present to the Board of Directors.

Respectfully submitted,
Gene Costa, Chairperson
ecostaedd@comcast.net

Communication Committee January Update

The communication committee with members Blossom Gardner, Jessica Fink, Lisa Mancinelli & Heather Doolittle have been actively working on updating the new owner Welcome Packet. The packet was last updated when CAMS took over the management of the property & it needs an update. We hope to complete this in the next month.

We are also working on training on the website with those of us who need training in Word Press. In addition, we plan to begin adding some of the non-confidential CAMS community email blasts to the website.

The newsletter has gone through a seasonal face lift with the help of Heather & we are always looking for new ideas for newsletter content.

The Communication Committee has launched the NEW Ocean Dunes website. Please visit the NEW Ocean Dunes website at <http://www.oceandunesresortnc.com>.

IMPORTANT CONDO OWNER'S INSURANCE INFORMATION

****This information was sent to you last month but we wanted to include it in this newsletter as well.***

The last month of the year is a great time to change the batteries in your smoke detectors, and to ENSURE that your condo is properly INSURED. While there have been reminders posted regularly, the recent King Tide and its resultant damage emphasize the need for you to review your condo coverage. Here is some general information you should know. Also attached is the Ocean Dunes insurance information document that is included in the Owners Welcome Packet and is also the last item under "Documents" on the CAMSMGT.com website.

The recommended insurance policy for most condo owners is the HO-6. This is a Condominium Owner's Policy and contains benefits exclusive to condo ownership. Policies vary from one company to the next. While HO-6 policies typically have coverage for losses for dwelling, contents, and liability, two other important benefits include "Loss of Use" and "Loss Assessment" coverages. Of course all coverage comes with a deductible. Loss of Use coverage provides for loss of rent and/or the added cost of rent for a new place to live for times that your condo is not usable after a storm. Many owners who rent their units collected significant sums from insurance for lost rentals after Hurricane Florence. Please read the details of policy coverage to make sure you have the proper amount of coverage for your situation.

Loss Assessment coverage provides a benefit to help pay for an assessment made by the HOA to recover uninsured expenses from damages related to covered events such as hurricane storm damage, fires or other events covered by the policy. Recent events like hurricanes and King Tides may make such loss assessments necessary more often in the future. Typical policies will offer coverage of \$5,000, \$10,000 or more for Loss Assessments. Please read the details of policy coverage to make sure you have the proper amount of coverage for your situation.

Personal Liability covers the liability for bodily injury or property damage that occurs within the walls of your unit not covered by the master policy. \$300,000 or \$500,000 would be considered minimum limits and many authorities now recommend a minimum of \$1,000,000. This should dovetail with your personal umbrella policy for additional limits.

Policies are different and insurance companies are different. HO-6 policies generally have more useful benefits for condo owners than the HO-3 Homeowners Policies for single family homes. Many companies will not insure coastal properties, and some agents will only sell the NC state insurance coastal policy, which is a basic benefit policy that may not have the coverage discussed above. Owners should contact their agent to determine what policy and policy limits are right for them.

One company offering strong HO-6 policies is Lloyd's of London. Lloyd's policies come in many forms and are available through many agents or brokers in the coastal areas who choose to sell them. Not all agents choose to sell these policies. If your agent does not, you might call others to find the best product for your needs.

LANDSCAPE COMMITTEE UPDATE

We are still in the recovery mode from the King Tide event. Our irrigation system is still down. We have had Yardnique come out to inspect and evaluate the damage to give us a quote for the repairs for the irrigation lines and restoration of damaged landscaping. We have not received the quote yet.

December through March Yardnique will now be making monthly visits only.

Our CAMS staff, Brian Helmerston, Siobhan Wilson and Pete Derrick have been doing a really good job of trimming and pruning areas as needed. This has been a great help.

If our budget allows, we may have some of our larger trees trimmed in January or February.

As always we encourage your input and feedback. Please feel free to contact me with your suggestions or concerns.

Thank you,

Jeff Hawkins
Jeffreyhawkins28@gmail.com

Smoke Detector Information

- The below informative information was given to me by one of your fellow owners. This is valuable information and we wanted to share with all owners. Thank you, Mary Blevins, for sending this to me.

As a retired fire professional and code official, I wanted to share a little more information about smoke alarms in carbon monoxide detectors with my Ocean Dunes neighbors.

The international building code now states that if a smoke/CO alerting device is more than 10 years old the entire device should be replaced, not just the batteries.

The devices lose their sensitivity over time and tend not to activate as quickly as they should as they get older. This includes hardwired devices.

The good news is that most of the smoke and carbon monoxide devices available on the market currently have ten-year lithium ion batteries in them.

This means that you just need to buy new devices every 10 years, and don't have to change the batteries.

Saves a lot of aggravation with tenants not calling and letting you know that "the battery in the smoke alarm is chirping"
Or, worse, taking the battery out and not telling you!

By the time the battery "chirps" you know you need to get a new device!

They actually tend to be less expensive over a ten-year period when you consider the cost of 9 V batteries twice a year!

There are also lots of good options for wireless interconnected smoke and carbon monoxide devices.

This is what Ron and I use in our home.

Makes it easy to put a device in each bedroom (Best practice, because people sleep with the door shut!) and in the main part of the condo or house.

That way, if someone is sleeping in a bedroom with a closed door and a smoldering fire, electrical fire, etc. starts in the bedroom (cell phones, tablets, and laptops have been known to get hot!) it will alert the people in the bedroom as well as the rest of the unit/house.

Not a code requirement, but it is best practice.

Personally, I use the First Alert brand wireless interconnected - available on Amazon, and I believe through Lowe's and Home Depot -

They are easy to set up, and very dependable and affordable!

Happy holidays! Don't forget to water your Christmas trees and keep them away from heat sources!

Mary Blevins and Ron Colello

Long Range Plan Committee

The LRPC will begin meeting again in late January. If you would like to join, please email me at m sposato@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.

Some LRP projects are currently approved and being scheduled. They include the painting, replastering and repairs on the Surf Rider Pool, and the indoor pool and spa. Additionally, the rec center indoor lights are being replaced and near completion.

Many thanks to all the committee members that participated on the 2021 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



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	29	30	31	1 New Years' Day
2	3 Trash & Recycling Pick-Up	4	5 <i>Adopt-A-Beach Program</i>	6	7 <i>Kure Beach Community Blood Drive</i>	8 OD HOA community meeting 10am via zoom
9	10 Trash & Recycling Pick-Up	11	12	13	14	15
16	17 Trash & Recycling Pick-Up	18	19	20	21	22
23	24 Trash & Recycling Pick-Up Optional Allied Pest Control Visit	25	26	27 <i><u>East Coast Shag Classic</u></i>	28	29
30	31 Trash & Recycling Pick-Up	1	2	3	4	5