



February 2022 Newsletter

HOA Office Hours:

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

Recreation Center Hours:

9:00am – 6:00pm
7 days a week

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.

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

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.camsmgmt.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 Energy (report power outage)	800-419-6356

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

Unit Thermostat Settings

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 to have maintenance adjust your thermostat, please contact us at 910-239-1370, or send a service request through your owner portal.

HOMEOWNER PERSONAL CORNER

CAMS and the Communication Committee welcome you to a new feature of the Homeowner Newsletter.

This section will include items that you, the Homeowner, would like to personally add to the newsletter.

Please limit your content to useful information, anniversaries, birthdays, invitations, etc.

Submissions are to be emailed to lmancinelli@camsmgmt.com no later than 25th of the month to be considered for the next publication.

All content will be approved by the Communication Committee before distribution.

OWNER PORTAL INFORMATIONALS

For quick tutorials on the Owner Portal, please visit the following sites:

1. This video covers almost everything for owner, including work orders, messages to the Community Manager & more: <https://www.youtube.com/watch?v=FtFvf4-Ycxk>
2. For help logging into your Owner Porta: <https://youtu.be/wKu1NljWQQU>
3. For easy to understand information about EVERYTHING you need to know about HOAs: <https://www.camsmgt.com/helpful-tips>
4. A "HOW TO" video on ARC Request submissions: https://www.youtube.com/watch?v=qnNshbKxw_0
5. This is the youtube.com link for all of the owner portal tutorials: <https://www.youtube.com/playlist?list=PLleJTCopM7KtmrrxUdQnh50JHepf3o07U>

Please visit the Ocean Dunes NEW website at
<https://oceandunesresortnc.com/>

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

Finance Committee Updates

The first Finance Committee meeting of the New Year was held on Monday, January 17, 2022. We welcomed two owners as members of the committee: Chris Veit (1304) and Robin Bryan (2112).

Items on the agenda included the review of End of Year data that examined the forecast versus actual expenditures of 2021; status of the King Tide repairs and associated costs; review of current repair/replacement projects, and funds received from current insurance claims. Treasurer, Mark Sposato reviewed each of these items and answered questions from committee members. Mark informed the committee that the January increase in HOA dues has helped our financial situation as we begin to pay for King Tide repairs.

Currently, two members of the committee are investigating a possible area for additional savings. Although not a high-cost item, it may save the HOA several thousand dollars next year. Additionally, a similar investigation at the end of last year led to a savings of \$7,629 this year for our pest control contract that will begin in March. The new contract eliminates owner payments for optional sprayings during the winter months. Spraying will occur during all months of the year.

The Board initiated additional expenditure controls for the Operating Fund in General Maintenance; along with Utilities and Insurance continue to be our greatest financial challenges.

Reminder: February HOA dues should include the first assessment payment. If you pay by ACH it will automatically include the assessment in your payment. If you use another method, you must make the adjustment to include the assessment. HOA dues are assessed on the first day of the month. However, you have until the last day of the month for the payment to be received (28 days this month). After the last day of the month a late fee of 10% is added to the delinquent account.

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

Landscaping Committee Updates

We have received the new landscaping quote from Yardnique, it will be a 2 year contract.

We have received a quote from Yardnique to repair the irrigation lines.

We are holding off a little for the repair of our King Tide landscaping quote, since damage is still being felt from various contractors, once we feel comfortable that we can proceed, we will.

December through March, Yardnique will be making monthly visits only. Our CAMS staff, Brian Helmerson, Siobhan Wilson and Pete Derrick continue to assist with landscape issues.

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

Weather permitting the Landscape Committee, a CAMS staff member and possibly our YN Rep. will meet in February to walk the property to inspect and assess our needs.

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

Long Range Planning Committee February Update

It is that time of year to begin planning for the 2022/2023 Reserve Plan.

The LRPC will begin meeting again on 1/31/22. One of our goals this year is to have our Reserve Plan done professionally. Most advisors recommend doing this every 5 years.

The last review of our plan was completed in 2012. That was the basis for the LRP that we use today. Prior to 2012, the last review that we know of was done in 1995.

While some reserve projects have been delayed due to the King Tide event and the 2200 deck collapse, other reserve projects have moved forward. They include the repair/resurfacing of the Surf Rider Pool and the Rec Center Pool and Spa. Also, to be completed soon are the Rec Center indoor lights in the pool area.

If anyone is interesting in joining the committee, please contact me at msposato@twcny.rr.com.

Thanks. Mark Sposato

Communication Committee February Update

The Communication Committee is finalizing changes to the new owner Welcome Packet.

The committee reviewed all current documents in the packet and have updated and added as needed.

We are waiting input from two committees and when this is received the new packet will be available for all current owners on the CAMS website and will be sent electronically to all new buyers.

Owners who would like a written copy can make this request also.

There is also a new feature in the newsletter asking for owner input into how to improve the monthly newsletter.

Thanks to the committee for their help and efforts.

Blossom Gardner

Lisa Mancinelli

Jessica Finks

David Bianchi

davidbianchi@sbcglobal.net

630-400-7265

The ODHOA Board is pleased to announce the formation of a new committee
The Beach Protection Committee

At our open meeting in November many questions were raised about efforts to protect our beaches and our concern over the impact of storms to our property.

Board President, Steve Channell asked owners on the call who were interested to participate in this group. A number of owners have been meeting and the Board recently voted to formally approve this new committee.

The Committee Chair is Al Woodall, and the Board Liaison is Dave Bianchi.

The committee charter is listed below and any owners who wish to participate on this committee should send me an email.

Questions can be directed to Dave Bianchi at davidbianchi@sbcglobal.net, 630-400-7265

OCEAN DUNES HOA BEACH PROTECTION COMMITTEE CHARTER

(Approved 1/28/2022)

PURPOSE:

The Beach Protection Committee (BPC) assists the Board in investigating techniques to improve the durability of the beach and sand dunes in Ocean Dunes, which protect ocean front units and HOA amenities from weather-related damage.

I. MEMBERSHIP

The Committee shall consist of Owners approved by the Board. The Chair of the Committee and Board Liaison shall be selected by the Board. Members are expected to review pre-reading materials, attend most meetings and actively participate.

III. MEETINGS AND QUORUM

The Committee shall meet periodically as circumstances dictate. Meetings may be held in person or via electronic means. A quorum consists of a majority of Committee Members. Recommendations by the Committee require a simple majority vote of Committee Members participating in a Committee meeting at which a quorum attends.

IV. KEY RESPONSIBILITIES

To fulfill its purpose, the Committee shall:

- A. Identify possible techniques for cost effectively improving the durability of the sand dunes via outreach to vendors and contractors which specialize in erosion control and dune protection;
- B. Conduct liaison activities with environmentalists working to protect endangered wildlife and wildlife habitat, the Town of Kure Beach, New Hanover County, the Army Corps of Engineers, other property owners, and others with similar interests;
- C. Review examples in which potential new approaches have been implemented elsewhere, especially along the Carolina Coast; and
- D. Analyze alternatives and recommend implementation as appropriate to the Board.

FEBRUARY 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
30	31	1	2 Adopt a Beach Program Historic Preservation Commission Meeting Planning & Zoning Meeting	3	4	5
6 PIDGC Monthly Tag Match	7 Bike/Ped Committee Meeting Trash & Recycling Pick-Up	8 Kure Beach Community Center Meeting	9	10	11	12
13	14 Trash & Recycling Pick-Up	15	16	17	18	19
20	21 Trash & Recycling Pick-Up	22	23	24	25	26
27	28 Stormwater Oversight Committee Meeting Trash & Recycling Pick-Up	1	2	3	4	5

**See next page for details

Adopt-A-Beach Program

Wednesdays in February at 5:45am

The program is an initiative of the Shoreline Access and Beach Protection Committee and are seeking volunteers that are willing to help keep our beautiful beaches pristine. All information can be found at <https://www.townofkurebeach.org/adopt-beach>.

Historic Preservation Commission Meeting

Wednesday, February 2, 2022 at 6:00pm

Call in (audio only): +1 919-371-6229, 313653378#

Phone Conference ID: 313 653 378#

Planning and Zoning Meeting

Wednesday, February 2, 2022 at 6:30pm

Call in (audio only): +1 919-371-6229, 313653378#

Phone Conference ID: 313 653 378#

PIDGC Monthly Tag Match

Sunday, February 6, 2022 from 10:00am to 2:00pm

The Pleasure Island Disc Golf Club (PIDGC) monthly tag match is held the first Sunday of every month starting at 10:00am at the Joe Eakes Park disc golf course. This tag match consists of 2 rounds of 18 holes, with the baskets moved between rounds. For more information or to get involved with PIDGC, visit their Facebook page.

Bike/Ped Committee

Monday, February 7, 2022 at 3:00pm

Zoom Meeting: <https://us02web.zoom.us/j/5215495865>

Meeting ID: 521 549 5865

Community Center Committee

Tuesday, February 8, 2022 from 9:30am to 10:30am

Meeting is open to the public.

Join Zoom Meeting: <https://us02web.zoom.us/j/5215495865>

Meeting ID: 521 549 5865

Dial +1 646 558 8656 Meeting ID: 521 549 5865

Stormwater Oversight Committee

Monday, February 28, 2022 at 5:30pm

117 Settlers Lane, Kure Beach, NC 28449

Community Center Committee

Tuesday, February 8, 2022 from 9:30am to 10:30am

The monthly meeting of the Community Center Committee will be held at 9:30am at the Kure Beach Community Center.

Meeting is open to the public.

Join Zoom Meeting: <https://us02web.zoom.us/j/5215495865>

Meeting ID: 521 549 5865

Dial +1 646 558 8656 Meeting ID: 521 549 5865