



WELCOME NEW OWNERS

- Catherine & Mark Bashore (Trustees) to unit 103
- Anna Weihl to unit 905

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>

HOA Office Hours:

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

Recreation Center Hours:

9:00am – 6:00pm
7 days a week



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
Kure Beach Public Utilities: :	910-458-4816
Website: www.townofkurebeach.org/public-works.com	
Spectrum Cable/Internet: (OD has a bulk package so you must use 855-855-8679 to gain access to your account.	

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

Fun and Helpful Web Links for Ocean Dunes Homeowners

- **The private Ocean Dunes homeowners Facebook page** (Ocean Dunes Owners Group):
<https://www.facebook.com/groups/324887891854120>
- **Town of Kure Beach:** <https://www.townofkurebeach.org/>
***NOTE: To register for alerts, look to the upper right corner for the tab "Register for Alerts" and click to receive email and/or texts from the town regarding storms, etc.
 - Facebook Page: <https://www.facebook.com/groups/42704092681>
 - Kure Beach Pier: <https://www.facebook.com/search/top?q=kure%20beach%20pier>
- **Town of Carolina Beach:** <https://www.carolinabeach.org/>
 - Facebook Page: <https://www.facebook.com/places/Things-to-do-in-Carolina-Beach-North-Carolina/109744462385819/>
 - Carolina & Kure Beach Locals: <https://www.facebook.com/groups/1122812144558265>

Briefings from the OD BOD

- Changes Homeowner Payments a document titled "Owner Memo re NACHA change.pdf" can be found in the Homeowner Portal in Documents and the file Owner FAQ. The BOD prefers that Homeowners do not mail checks because of the 2 to 3 week lead time for the mail process to get their payments posted. If you do opt for check payments, please be aware that late fees & interest may be assessed. Please be aware that what previously existed as a 30- day grace period becomes a one-week grace period if they mail their payments.
- Pest Control: updated information for Pest Control sprays can be found in the Owners' Portal in Documents and the file "Pest Control Information."
- There is a ODHOA open meeting on Saturday March 12th at 10 am. This will be a virtual meeting via Zoom and the invitation will be sent the week of March 7th.

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

• Ocean Dunes HOA Pest Control Information

- As some owners are aware, several Ocean Dunes buildings suffered an infestation of German cockroaches during the middle and end of the summer. Upon investigation of the history of treatments provided to each unit, I was able to establish a link between the buildings that reported problems and those that had the fewest units treated. In fact, several buildings had less than half of the units treated for up to three months.
- Fortunately, I began getting quotes on our pest control services last summer in anticipation of the current contract expiring this month. During that process, I explained the complaints that the HOA office was receiving. Several vendors recommended treatment of the facilities (all units) every month. After discussions among the Board of Directors (BOD), we voted to issue a contract to Tri-County Pest Control for treatment during all months of the year beginning in March, to be paid by the HOA. The new contract includes treatment of the garages of the 1800 and 1900 buildings too. Treatment days remain the second Tuesday and Wednesday of each month.
- Now for your part: effective treatment requires that the vendor has access to all units every month. The BOD is doing all that we can by paying for treatment every month. Now we need you to help by informing your guests that they must allow the Tri-County personnel to treat your unit. The HOA is paying to treat EVERY unit EVERY month so there will be no extra treatment provided for infestations at HOA expense. The only exception the BOD will accept is a documented medical reason to not spray in the unit.
- Further, the HOA Office must have access to your unit. So, if you have changed your code, door lock, or other electronic entry device, please let the office know the code or method of access before the end of February 2022.
- Gene Costa, Finance Committee Chair, Delinquencies

NEW POICY

Owner & HOA Responsibilities for Damage in Your Unit: What to Do

One of the most frequent incidents of damage to an owner's unit comes from water. This can be a leak in the plumbing, or from the exterior of the buildings' walls or roof.

Just a reminder that the HOA owns everything behind the walls, above the ceilings and beneath the floors. The HOA is responsible to determine the cause and responsibility for any leaks from the walls inward, above the ceiling and below the floor. Responsibility must be determined before any work begins.

Here is a step-by-step process on what to do if you detect a problem.

1. Know where your water shutoffs are in the unit.
 - They will be under sinks in the kitchen and bathrooms and there is a master shutoff in your unit also.
 - If you need help finding these, let the management company maintenance staff know and they can help.
2. All of the leaks described here are the responsibility of the unit owner and as such should be fixed by the owner.
 - If it is a supply line leak at a sink, use the shut off valve(s) to stop the flow of water: Yours to fix.
 - If the water is leaking from a drain, stop running the water until the drain leak is fixed: Yours to fix.
 - If the water is leaking from the base of the toilet, the wax seal is defective. You should not use the toilet until it is repaired. Yours to fix.
 - If the water is leaking from any supply valve, use the master valve to shut off the water to your unit: Yours to fix.
3. If a water leak is detected and you suspect it is behind a wall or in the floor, shutoff the main water valve in your unit. This can prevent additional damage.
4. Call the HOA management company immediately at 910-239-1370 option 1. If they do not answer or it is after hours dial the same number option 2.
5. The HOA management company will send out one of their maintenance staff to assess the leak, the damage, and next steps. This response will be within an hour of the event depending on day of week, time of day. The HOA management company team or owners should document the damage with pictures of the incident. This will help both the Association and insurance companies document insurance claims.
 - Owners should NOT call a plumber or repair service for this incident until the HOA management company does their review and determines ownership of the issue.
 - In the event an owner disregards this they could be responsible for the entire cost of the repair.
6. If the HOA management company inspection determines that the HOA is responsible for this repair an HOA approved contractor will be called to remedy the leak.
7. After the leak is repaired the HOA will contact an approved contractor to fix the repairs to walls, flooring, or other structure that were damaged.
8. Owners should NOT call a repair service for the work described in the above situations where responsibility needs to be determined. In the event an owner disregards this they could be responsible for the entire cost of the repair.

We know how serious water or other damage to your unit can be. It is our intent to manage these events in a safe, timely, and cost-effective manner

If you have any questions, please contact the ODHOA Board at ODHOAboard@gmail.com

Thanks,

Your OD HOA Board

Bulletin Board

(AKA: Homeowner Personals)

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

Mary Blevins & Ron Colello (Unit 1506) celebrated their Granddaughter Bellamies' 1st birthday on the 10th AND big "Beans" 7th on the 7th.
Happy birthday kiddos!!!



All content (useful information, anniversaries, birthdays, invitations, etc.) are to be emailed to lmancinelli@camsmgt.com no later than 25th of the month to approved by the Communication Committee for the next publication.

A Note from Your Ocean Dunes Board of Directors President

Hope this finds everyone doing well & getting through the winter months wherever you may be.

I would like to update you on everything that is presently going on at OD. I am currently here & have walked the property & seen firsthand all that is going on.

In summary:

- 1) The 2200 decks are being worked on & will continue until completed - good weather hopefully will allow this to move along smoothly.
- 2) The walkway to beach between buildings 1400 & 1500 is basically done.
- 3) The indoor pool & hot tub work has begun, & we are in contact with the company to ensure that this work continues without delay. When those are completed, they will begin on Surf Rider as weather permits.
- 4) Repair/work is continuing buildings 900, 1200, 1500 & 1700 from the King Tide event: all of these require coordination between the insurance adjusters, engineers & contractors & we are in contact with all parties on a regular basis.
- 5) The sandbags & dunes creation at 900, 1000, 1100, 1200 & 1300 buildings will begin shortly.
- 6) Other smaller repairs/maintenance are being addressed by our staff as needed.

I realize we all get a lot of emails & at times may not pay close attention, but I urge you to read everything that is sent from CAMS, the board, or Heather as there is important information being sent that could affect you in some manner.

From looking over our committees I would like to share that we have approximately 35-38 homeowners who are actively serving on these- that is outstanding, & we thank everyone for their much-appreciated time & efforts!

In closing: we have gone through a rough spell lately but if everyone will stay diligent & maintain a positive focus on getting done what we are tasked to do, then in the end that is what matters most.

Thank you to everyone,

Steve Channell, Board President

Beach Protection Committee

Ocean Dunes HOA has a new Beach Protection Committee (BPC) looking for ways to improve protection of our beaches & reduce the HOA's storm damage repair expenses. These expenses have exceeded \$1 million over the past several years & are only partly covered by our insurance. The BPC's Charter, current Roster, Minutes of our meetings, and a few relevant Documents are all on the CAMS Owner Portal Documents link under "Committees." The latest addition is a Beach Protection Project Plan shows the BPC's current vision for how to tackle this very important issue. We're just getting started, and the Plan will be updated as we gather more information about potential strategies. Feel free to join the committee and/or provide your comments to any of our members - the BPC is working for you!

One specific request right now: we will be consulting professionals such as coastal environmental engineering firms with experience doing exactly this type of work. We've already identified a few possible firms who might be helpful, but we welcome suggestions for others. Perhaps you have knowledge of work done elsewhere or perhaps you know someone who works on these issues as an engineering firm, in a federal, state or local government agency, or at a university. If so, please let us know.

Thank you,
Al Woodall, Chair



Finance Committee Report for March

The Finance Committee met on Monday, February 21, 2022 at 7:00 pm. Treasurer Mark Sposato reviewed the balance sheet and showed the impact of the first installment of the assessment from the influx of dues so far this month.

An examination of the Operating Fund showed that the expenditures for General Maintenance are under budget so far this year. Hopefully, we will not have another year like 2021 in that category.

Treasurer Sposato reviewed the expenditures for the items on the LRP as well as those for the King Tide event.

Two members of the committee, Jill Loring and I began to investigate a cost-effective way to fill the indoor pool and the Surfrider pool when the new plaster is applied. If we are able to use the KBFD, that will be the most cost-effective way to accomplish the task.

NOTE: if you have not seen the notice in the Owner's Portal, on the OD Owner's FB page, or the e-mail from CAMS about the methods of paying your HOA dues after February 17, 2022, please check one of those sources for the information before you make your next HOA dues payment.

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

LANDSCAPING COMMITTEE REPORT FOR MARCH

In early February several Board members & the Rep from the landscaping company reviewed the damage to our irrigation lines from the King Tide event.

Come to find out the cost to repair is higher than previously thought. We are awaiting an updated quote for repair to the irrigation lines and landscape that was damaged. We hope to have this very soon.

Because of this, the irrigation is shut off, including the oceanfront showers. We will begin to attempt to turn on certain sections of water soon.....at least to test them. The "Garden" side of Ocean Dunes (including the Rec Center area) could be up and running soon.

Our landscape company (Yardnique), has rotated their crews. We believe this to be a positive move on their part and for us. This new crew was on the property last week and performed an extremely thorough job of pruning and trimming trees and bushes.

March is the last month for monthly visits from Yardnique & will transition to weekly visits in April.

A pre/post emergent herbicide as well as a potassium fertilizer will be applied in February/March. We have identified some of our tall trees that need trimming and we have received a quote from CCC Tree Service. The 1-day service is scheduled to begin the week of March 7th.

I want to mention the work that our CAMS staff has contributed in helping to maintain the property, especially these off-season months when Yardnique only visits once a month. Their help has been invaluable. Thank you to Brian Helmerson, Siobhan Wilson and Pete Derrick.

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 March Update

The committee is in place for 2022. If anyone would like to join the committee, please contact Mark Sposato at msposato@twcny.rr.com.

This year, we will be having our Reserve Plan reviewed 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. "A reserve study is a critical tool for an association to plan for future capital repair needs. Adequately funded capital reserves can improve the ability of an association to fulfill its maintenance obligations without the need for special assessments or loans."

The Committee will be interviewing the following companies the week of 2/28/22. Both companies have references in the Wilmington Area, including Carolina Beach & Kure Beach.

- Reserve Advisors: completed the 2012 study
- Giles Flythe Engineers.

While some reserve projects have been delayed due to the King Tide event & the 2200 deck collapse, other reserve projects have moved forward. These include the repair/resurfacing of the Surf Rider Pool & the Rec Center Pool & Spa. Also, the rec center indoor lights in the pool area are now installed.

Thanks, Mark Sposato



March 2022

Newsletter

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 Kure SLABP Committee Meeting	2 Adopt a Beach Program Meeting	3	4	5
6 PIDGC Monthly Tag Match	7 Kure Bike/Ped Committee Meeting Kure Town Council Meeting	8 Kure Community Center Committee Meeting Kure Land Use Committee Meeting	9	10	11	12
13	14 HaPpY St. PaTrIcK's DaY	15	16	17	18	19
20	21	22	23	24	25 Cape Fear Craft Beek Week (through April3rd)	26
27	28 Kure Stormwater Oversight Committee Meeting	29	30	31		

****See next page for details**

TOWN OF KURE BEACH EVENTS

SLABP Committee

Tuesday, March 1, 2022 at 5:00pm

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

Meeting ID: 521 549 5865

Dial +1 646 558 8656

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>.

PIDGC Monthly Tag Match

Sunday, March 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, March 7, 2022 at 3:00pm

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

Meeting ID: 521 549 5865

+13126266799,5215495865# US (Chicago)

+16465588656,5215495865# US (New York)

Town Council Meeting

Monday, March 7, 2022 at 6:00pm

Community Center Committee

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

Held at the Kure Beach Community Center. Meeting is open to the public.

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

Meeting ID: 521 549 5865

Dial +1 646 558 8656

Land Use Committee

Tuesday, March 8, 2022 at 5:30pm

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

Meeting ID: 521 549 5865

Dial +1 646 558 8656

Stormwater Oversight Committee

Monday, March 28, 2022 at 5:30pm

TOWN OF CAROLINA BEACH EVENTS

Cape Fear Craft Beer Week

Friday, March 25th - Sunday, April 3rd

Details can be found at: https://capefearcraftbeerweek.com/?utm_source=icwnet

Beer lovers can enjoy a full week of sampling brews, food, live music and more when they pop into an event or two that corresponds with the Cape Fear Beer Week. Held annually in the spring, this week-long event takes place at venues, breweries, and restaurants across the Wilmington area and beyond and is a fine opportunity for beer lovers to explore all the tempting flavors of the Cape Fear region.