



JUNE 2022 NEWSLETTER

ODHOA Owner Meeting Schedule for 2022-2023

Time: 10:00AM

Location: Zoom (you will be sent the zoom information the week of the meeting)

June 25, 2022

September 17, 2022

November 12, 2022

January 14, 2023

March 11, 2023

May 6, 2023 Annual Meeting

Facility Hours of Operation

HOA Office:

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

Rec Center

(indoor pool, hot tub & fitness center):

7 days a week

9:00am-8:00pm

Beginning June 11th, the hours will change to 9:00am-9:00pm.

Outdoor Pools

7 days a week

9:00am-8:00pm

Beginning June 11th, the hours will change to 9:00am-9:00pm.

Important Contact Information:

- Rec Center/ HOA Office **910-239-1370 (option 1)**
- CAMS Customer Support **910-239-1370 (option 2)**
- After Hours Emergency Line **910-239-1370 (option 2)**
- Insurance Certificate Request: **NCCondo@mcgriffinsurance.com**
- Kure Beach PD "non-emergency" **910-452-6120**
- Kure Beach Fire Department **910-458-2014**
- Kure Beach Public Works **910-458-5816**
- Kure Beach Animal Control **910-798-7500**
- Duke Energy **800-419-6356**
- Spectrum (Cable/Internet) **910-458-4816**
- Kure Beach Water/Sewer **910-458-4816**

Board of Directors

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

Management Staff

Community Manager – Heather Doolittle

Assistant Community Manager- Morgan

Kobelia (beginning June 1st)

Maintenance Lead – Siobhan Wilson

Maintenance Tech – Pete Derrick

Maintenance Tech – Bryan Barton

Rec Center Attendant – Olivia Granquist

Rec Center Attendant – Zach Pearce

Rec Center Attendant – Tracer Malray

• **The Ocean Dunes website**

<https://oceandunesresortnc.com/>

• **The PRIVATE Ocean Dunes Owners Group Facebook page:**

<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.

• **Kure Beach Facebook Page:**

<https://www.facebook.com/groups/42704092681>

• **Kure Beach Pier:**

<https://www.facebook.com/search/top?q=kure%20beach%20pier>

• **Carolina Beach Facebook Page:**

<https://www.facebook.com/places/Things-to-do-in-Carolina-Beach-North-Carolina/109744462385819/>

• **Town of Carolina Beach: <https://www.carolinabeach.org/>**

• **Carolina & Kure Beach Locals:**

<https://www.facebook.com/groups/1122812144558265>

Important Information/Reminders

1. STAY OFF THE DUNES! Please make sure this important message has been posted in your unit so that your guests and renters are aware.
2. Only owners are permitted to have pets. Renters and guests are not permitted to have pets at OD.
3. Please pick up after your dog when you walk them.
4. NO GRILLS allowed on decks. They must be 20 feet from the building. No grilling in the carports as well. The use of a grill within 20 feet of the building is against fire code and will result in a fine.
5. No extension cords can be used when charging golfcarts. This is against the fire code and will result in a fine if an extension cord is found being used.
6. The 2nd payment of the 2022 one-time assessment is due in June.
7. Please make sure all of your contact information (including mailing address) is up to date in the owner portal.
8. The insurance packets from McGriff are ready. If you had emailed them or your mortgage holder did, they are sending out those documents. If you have not requested them and you need them please email NCCondo@McGriff.com.
9. All owners need to have an Ocean Dunes Parking sticker in their vehicle front window. You can pick these up at the Rec Center if you need one. This is not new and the stickers have not changed, just a friendly reminder.
10. Please make sure when you have someone renting your unit that you provide them with the proper parking and rec center passes. You can pick these up at the rec center as well.

Event and Local News Links

The below link(s) are where you can find more information about the events listed in the calendar (located on the last page of the newsletter).

1. Art Exhibit: <https://tockify.com/thescene/detail/16709/1653314400000>.
2. Bird Walk: <https://www.wilmingtonandbeaches.com/event/fourth-wednesday-bird-walk/5972/#.Yo0OHnlbthg.mailto>
3. Concert- Donald Thompson Band: <https://www.wilmingtonandbeaches.com/event/the-donald-thompson-band-in-concert/6116/#.YpQUbHuvE0U.mailto>
4. Father's Day Fun Run: [https://www.wilmingtonandbeaches.com/event/fathers-day-fun-run-5k\(ish\)/3677/](https://www.wilmingtonandbeaches.com/event/fathers-day-fun-run-5k(ish)/3677/)
5. Fort Fisher June of 1862 Historical Re-enactment: <https://www.wilmingtonandbeaches.com/event/fort-fisher-june-of-1862/5059/#.YpQVcgePnpk.mailto>

The below link(s) are news items that you may enjoy reading.

1. New Carolina Beach attraction lights up sky: https://www.newsbreak.com/news/2581028952516/new-carolina-beach-attraction-lights-up-sky?s=ws_em.

New Features/Section of the OD Newsletter

This month's newsletter has a new feature that introduces new owners to the community. The interviews were conducted by Blossom Gardner. We hope you enjoy them and we would appreciate any other comments or suggestions for content into the newsletter.

Please also note that there is a calendar included in this newsletter; however, you can log into your owner portal and click on calendar. This calendar is updated daily if there are needed changes and updates.



New Owner Spotlight: Dwayne and Elizabeth Ayscue, Unit 405

Elizabeth and Dwayne Ayscue are looking forward to spending time at their new place, Number 405, Ocean Dunes Resort. It will feel a lot different from their recently sold second home, a unit in a 17-story high rise in Boca Raton, Florida. The difference is one of the reasons they chose Ocean Dunes, others being OD's indoor pool and the proximity to bike trails. Both are physically active and the facilities available here were a significant draw. The Ayscues have two adult sons, both IT professionals, who will be joining them in making new memories.

Their lives and careers reveal service to others. Dwayne comes from a military background, having served 23 years in the United State Marines. He met Elizabeth while stationed at Parris Island and they have seen the world while protecting our country: Okinawa; Parris Island, NC; Athens, Greece; Honduras; Southern California; Raleigh, NC; Dwayne is currently a technology executive in a geotechnical engineering company. Their primary residence is on Kerr Lake, near the town of Henderson, NC, where Dwayne's family goes back generations. Elizabeth, a dental hygienist by profession, is drawn to the water as a lifeguard when needed and as a storm recovery team member through a company that goes into major disaster areas, working through the local electrical companies, and establishes "mini-cities," including power and living facilities for those electrical workers restoring electrical power to those affected by the disaster. This can keep her gone from days to months. The Ayscues feel rightfully fortunate for the lives they are leading, including their future experiences at Ocean Dunes.



New Owner Spotlight: Kristine and Dale Stubbs, Unit 1205

Kristine and Dale Stubbs of Atlanta are performing a facelift on Unit 1205 in anticipation of the healthy rental potential here at Ocean Dunes, interspersed with spending fun in their place, which they refer to happily as their "foothold." Both are handy and have distinct advantages owing to their engineering backgrounds. Dale is an airport engineer and plans on being able to work on airport projects from his personal "perch" above the Atlantic. Kristine is continuing her diverse professional career as an off-site accountant, admitting that she likes "crunching numbers." Before her current work, she was a structural engineer, later owner of an engineering company, then did a 180 degree turn by becoming a restaurant owner of a popular Atlanta fun spot, the Wrecking Bar Brewpub. Awesome, Kristine!

The Stubbs family consists of our new neighbors and their total of four kids, ranging in age from 16 to 27. Busy lives with a dynamic family, the peacefulness of Ocean Dunes appeals to Kristine and Dale, with Kristine mentioning their master bedroom "opening to the ocean" and the joy of being able to take a break from work and "look at the ocean" as being major draws to being a part of Ocean Dunes Resort.

This tropical-feel photo is from their honeymoon in the British Virgin Islands. Judging from this pic, they should fit right into the Ocean Dunes vibe!

LANDSCAPE COMMITTEE REPORT JUNE 2022

May was a busy month. Our Pine Straw application was performed by a sub-contractor used by Yardnique. The results were less than satisfactory. If any of you have walked the property and commented negatively on the Pine Straw.....we hear you.

Yardnique is not happy with their performance either. It appears they tried to stretch it and there are far too many thin areas.

We have been told that Yardnique will "make it right".

The area between the 1000 and 1100 buildings that once had grass was destroyed by the KT and the contractors who used that area as an entry way to the beach to do their work.

Now it's time to put it back together. Irrigation lines will need to be found and made operative. We are exploring options such as sod or hydroseeding .

On a more positive note, water has been restored to the 1800 and 2100 walkway showers. New shower heads are needed and will be installed. All the showers are now operative.

Irrigation system throughout the campus is now working. Several sprinkler heads still need to be replaced.

Playground mulch was delivered and installed by our CAMS crew.

Yardnique is making weekly visits mowing, trimming and pruning.

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

Finance Committee Report June Report

The Finance Committee met on Monday, May 23, 2022 at 7:00 pm. As we have done for the past few months, we reviewed the balance sheet, the status of the King Tide expenditures, and the status of the Operating Fund.

During the meeting in June, we will begin the process of developing a forecast for the 2023 Operating Fund. That process is like trying to hit a moving target as we get larger than usual utility bills during the high rental season along with extended operating hours for some of the amenities.

By the end of the summer, we should have a better understanding of the King Tide damage that is not covered by insurance. At the present time there is over a million dollars in unsettled claims for three buildings.

Respectfully submitted,

**Gene Costa, Chairperson
ecostaedd@comcast.net**

Beach Protection Committee – June Newsletter Update

Led by Joanne Durham, the Committee created a “Protect the Dunes/Sandbags” flyer which the Board approved for distribution to all owners and rental agents. We encourage all owners to follow up with their property managers to insure the flyer is distributed to every renter.

Our efforts to find a long-term solution to beach erosion is finally taking root. We’ve found 2 coastal engineers/design firms that could meet our needs, and just as important, a source to help us find funding. While we’re optimistic that almost all funding for both design and implementation can be supplied via grants, we might need a little seed money from HOA funds to get started, though we hope even that might be reimbursed via grants later.

Our next steps are on site visits for the engineering firms during June and follow up discussions in future BPC meetings (dates to be determined). Ultimately we will develop a Scope of Work for the project for presentation to the Board for approval (perhaps in a joint BPC/Board meeting), including any request for seed money noted above.

Further details of our work can be found on our Committee Minutes on the CAMS Owner Portal. Please contact anyone on the Committee with questions or comments.

Dan Dixon, BPC Secretary

JUNE 2022

SUN MON TUE WED THU FRI SAT

01 02 03 04

[Art Exhibit](#)
10:00am-4:00pm
at the Bellamy
Mansion Museum

05 06 07 08 09 10 11

[Donald Thompson Band- 5:00pm-7:00pm](#)
Kure
Beach Pavilion

[Art Exhibit](#)
10:00am-4:00pm
at the Bellamy
Mansion Museum

[Fort Fisher June of 1862 – Historical Re-enactment](#)

[Art Exhibit](#)
10:00am-4:00pm
at the Bellamy
Mansion Museum

[Art Exhibit](#)
10:00am-4:00pm
at the Bellamy
Mansion Museum

12 13 14 15 16 17 18

[Art Exhibit](#)
10:00am-4:00pm
at the Bellamy
Mansion Museum

[Art Exhibit](#)
10:00am-4:00pm
at the Bellamy
Mansion Museum

Community Wide Pest Control

Community Wide Pest Control

Community Wide Pest Control

[Art Exhibit](#)
10:00am-4:00pm
at the Bellamy
Mansion Museum

[Father's Day Fun Run- CB State Park- 10:00am-2:00pm](#)

[Art Exhibit](#)
10:00am-4:00pm
at the Bellamy
Mansion Museum

19 20 21 22 23 24 25

[Bird Walk at Carolina Beach State Park](#)

Open Board Meeting for Owners at 10:00AM via zoom

26 27 28 29 30