

# OCEAN DUNES

## HOMEOWNERS ASSOCIATION

# JULY

2022 NEWSLETTER



### MEETING REMINDER

**Saturday, July 9<sup>th</sup> at 10:00 a.m.**

(Zoom information will be sent out prior to meeting)

### Facility Hours of Operation

**HOA Office:**

Monday – Friday  
9:00 a.m. - 5:00 p.m.

**Rec Center:**

(Indoor pool, hot tub & fitness center)  
7 days a week  
9:00 a.m. - 9:00 p.m.

**Outdoor Pools:**

7 days a week  
9:00 a.m. - 9:00 p.m.

### MEET OUR NEIGHBORS

#### *Margie & Horton Upchurch*



Margie and Horton Upchurch, Ocean Dunes 702, met while working at Blue Cross and Blue Shield of NC in Chapel Hill in the early 80s. Later, Margie moved onto a position with PPD in Raleigh with her job taking her to Wilmington a couple of times a week. This driving up and down the highway gave her time, and pause, to think about looking for “a place at the beach.” She expressed this to

Horton and went down expressly to “take a look.” She had a trusted realtor take her looking: first stop, Ocean Dunes, then proceeding to Carolina Beach and onto Wrightsville. It was easy to see the value for their money being in Kure. Later, she said to

herself and to Horton, “I think I can do this!” So, ON THAT DAY(!), she started the ball rolling for purchasing a place at Ocean Dunes. When she got home, she told her husband, “I think I just bought a condo...” The delightful moral to this adventure? Margie says, “I have never looked back once.”



The Upchurches come to their place often and do not rent. It’s worked out for them since they bought 702 in 2002. A professed “beach girl,” Margie loves hanging out on the shore albeit now under the shade of her Shibumi. When not doing that she and Horton spend time on their Carolina Skiff fishing the inland waterways for flounder, drum, or anything else that bites.

Over the years, the dynamic of life at OD has changed somewhat, beginning with meeting a few year-round residents and becoming fast friends because of their shared love for the beach, fishing, a good party, and taking advantage of the various venues Ocean Dunes has to offer from easy access to our ocean’s side to an outdoor pool to a gazebo to each other’s decks overlooking the Atlantic. Things change and folks move, so life here is a bit more subdued than the early days. Still wonderful.

Margie’s refreshing view of her and Horton’s time at Ocean Dunes Resort is simple: Rather than trying to come up with something “fascinating” to say, she and Horton declare they have had just a plain wonderful history at Ocean Dunes. The Upchurches expressed appreciation for the current board, having been through several, and anticipate continuing to love being in their happy place. Example: Just this weekend a group of girl friends of Margie will be coming down. The fun never ends.



## MEET OUR CONSTRUCTION LIASON

### ***Evan Wittels***

Ocean Dunes owner Evan Wittels has spent practically his entire life associated with building and construction. It was a natural fit that he would be deemed the construction overseer for HOA projects at OD. He is a member of several committees and communicates with all as the work going on at our resort is of utmost importance. He is the chief liaison between our community with the contractors and engineers. Their trust in Evan is built on his proving his knowledge of what they do. As he says, over time, he has developed a rapport with “everyone who has a hand on the place”! This includes the board of directors and the various committees to whom he reports. Having the trust of all with whom he deals makes Evan a major asset. Thank you, Evan. King Tide alone might have done a less dedicated person in.

He can be seen roaming the grounds of Ocean Dunes and, now that there are mutual respect relationships with all involved parties, communicating remotely from his off-the-beaten-path home in the North Carolina mountains which, quite naturally, is the product of his ingenuity and skill. From the interview, it's clear that what you get from Wittels is a straight answer.

Summer is naturally the slowest time for major projects for obvious reasons including the rental season guests and owners spending more time at their units. Right now, except for repairs and emergencies, the only “real” project is putting up posted ropes at the ends of walkways, which hopefully will direct folks down the stairs to the “flat part” of the beach, staying off and away from the dunes. They will be installed at the Ocean Dunes-owned 400 and 800 walkways as well as the town-owned 600 walkway.

Never a dull moment, Evan, the board, and the committees will be studying the future budget, planning, and long-range scope during the summer. He will spend lots of time speaking with contractors, defining the projects, and getting bids for the work which will commence in the fall. The planning phase for current needs and those sure-to-pop-up events that keep us all aware of the unpredictability of Mother Nature are being studied.

Coinciding with the restart of major projects in the fall, the Ocean Dunes newsletter will premiere a column, “Keeping Up Ocean Dunes,” in which there will be concise descriptions of what's going on at our place. The Communications Committee is excited about making information available to the community and appreciative of Evan Wittels for being our liaison with what's going on.

## PEST CONTROL UPDATE

Each month, CAMS tracks the pest control spraying of all units and the recreation center. The Board reviews the results to ensure that we are getting the service we are paying for in our HOA dues.

During June, there were 32 units that were not treated. Nine units were not treated due to refusal, 21 were due to keys/codes not working, and two were due to animals. Please note that if you have changed the door lock code or recently moved in and changed your locks, you must provide the code or key to the CAMS office on-site for entry in case of an emergency.

Of particular concern are the 15 units that were not treated in May or June. As the temperatures rise, so does the potential for infestations as some buildings experienced last summer and fall.

Remember, the HOA will only pay for all units to be treated once every month of the year.

# John Stuart Thayer

November 24, 1954 - June 20, 2022



**In memory of Johnny, you can donate to St. Jude Children's Hospital; this was Johnny's favorite charity.**

Johnny Thayer of Kure Beach, NC passed away on June 20, 2022, peacefully with his fiancé, Cora VanMiddlesworth, at his side.

He was 67 years old and had lived on Pleasure Island almost 8 years. Johnny attended St. Paul United Methodist Church in Carolina Beach.

In addition to his parents, William, and Virginia Thayer, he was preceded in death by his sisters Donna Frank and Karen Payne.

Johnny is survived by his fiancé, Cora VanMiddlesworth, his brother, Ken Thayer, and sister, Angela Connelly. In addition, he is survived by his sons Travis Thayer, Ryan Thayer and Kyle Thayer. Also, he is survived by his daughter, Kacie Thayer, his grandsons William Thayer, Ethan Thayer and Hunter Thayer. Johnny has one granddaughter, Harper Thayer. He has two stepbrothers Paul Hawkins, Jr. and Rick Hawkins.

Johnny was awarded a full scholarship from University of Southern California based on his swimming records; he finished two years of college and then joined the Navy. He was assigned to the USS America for two years and then served on Seal Team 1 and 2 for six years. Then Johnny was a traveling roof welder. After that he worked at NIH in Bethesda for ten years.

In 2014, he moved to Carolina Beach, NC and then Kure Beach, NC. Johnny was very social; he never met a stranger. He loved living at the beach; almost every day he would go to see the sunrise and pray.

## 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. Please make sure all your contact information (including mailing address) is up to date in the owner portal.
7. 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](mailto:NCCondo@McGriff.com).
8. 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. This is just a friendly reminder.
9. 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.
10. **Please** remember that CAMS needs to have a key or a key code to access your unit in an emergency. If you change the key or the code, please advise the CAMS on site management team and provide this information.

## COMMUNICATION COMMITTEE

The Communication Committee met on June 16th and the following was discussed.

The newsletter needs some updating. Too many colors, confusing to read, and the phone numbers and repeating information should be placed at the end of the newsletter. We also need to make it look more like a newspaper, cleaner layout, easy to find information, etc.

We also want to add interviews to the newsletter beyond new owners. We are reaching out to all owners who have lived at Ocean Dunes +20 years to get their insights into the community.

We would like to add a feature called “Meet the Board Members” with Steve Channell being our first interview.

We also would like to include a section in the newsletter where owners can ask questions in advance, and we can post the response in the newsletter.

Dave Bianchi



## LONG RANGE PLANNING COMMITTEE

Giles & Flythe Engineers has completed the initial draft of our Reserve Study. The purpose of the reserve study is to assist the association in planning for future capital repair expenses. A reserve study is an important tool for an association to adequately fund capital reserve accounts through regular annual reserve contributions. The BODs have reviewed the initial draft with the G&L Engineers. The initial draft will be updated based upon our discussion. Once that step is complete, we will review it with the Long Range Planning and Finance Committees. The final version will be the basis for our proposed reserve budget for 2023.

As always, we appreciate your feedback. Feel free to email me at [msposato@twcny.rr.com](mailto:msposato@twcny.rr.com) with any questions or comments.

Thanks

Mark Sposato

## LANDSCAPE COMMITTEE

I am happy to report that our landscape company Yardnique, kept their promise to “make things right” concerning the less than satisfactory performance by the sub-contractor that handled our Pine Straw application. They sent a repair crew with several hundred bales of straw to fill in the areas missed and thin areas, in addition they “tucked” in the straw as needed.

Irrigation work continues from the 1800-2100 buildings. This project should be complete soon.

An irrigation line was repaired at the south end of the 1500 building

Yardnique continues to make weekly visits to mow, trim and prune.

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

Thank you,

Jeff Hawkins

## FINANCE COMMITTEE

The Finance Committee met on Monday, June 20, 2022, at 7:00 pm. During the meeting we reviewed the Monthly Statement of May 31, 2022, and the Operating Fund Year-To-Date.

The Board is awaiting additional determinations on several outstanding claims (\$1.2 million) from the King Tide event. The bills for a portion of that amount has already been paid to vendors.

The recently completed Reserve Study (preliminary report) was discussed and a timeline for completion of the final report is expected in about four to six weeks. At that time the FC will have a joint meeting with the Long-Range Planning Committee to discuss the impact on the Reserve Fund portion of the 2023 budget.

Respectfully submitted,

Gene Costa, Chairperson  
[ecostaedd@comcast.net](mailto:ecostaedd@comcast.net)

## Board of Directors

**Steve Channell – President**

**Debbie Stock – Vice President**

**Evan Wittels – 2<sup>nd</sup> Vice President**

**Dave Bianchi – Secretary**

**Mark Sposato – Treasurer**

**Gene Costa -Assistant Treasurer**

## ODHOA Owner Meeting Schedule for 2022-2023

**Time:** 10:00 a.m.

**Location:** Zoom

(You will be sent the Zoom information  
the week of the meeting)

**July 9, 2022**

**September 17, 2022**

**November 12, 2022**

**January 14, 2023**

**March 11, 2023**

- 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 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: | <b><u>NCCondo@mcgriff.com</u></b> |
| • 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                      |

## Management Staff

**Community Manager – Mike Brown**

**Assistant Community Manager - Morgan Kobelia**

**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**

# JULY 2022

M	T	W	T	F	S	S
				1	2	3
						<a href="#">Airlie Gardens Resident Free Day</a>
4	5	6	7	8	9	10
<b>INDEPENDENCE DAY!</b> 	<a href="#">Beach Sweep</a>		<a href="#">Fireworks by the Sea &amp; Boardwalk Blast</a>	<a href="#">Free Summer Concerts at Fort Fisher</a>	<b>OPEN BOARD MEETING</b> <b>10 A.M.</b> (ZOOM)	
11	12	13	14	15	16	17
	COMMUNITY WIDE PEST CONTROL <a href="#">Seascape Art Class</a>	COMMUNITY WIDE PEST CONTROL	COMMUNITY WIDE PEST CONTROL			<a href="#">Boogie in the Park: Down South Thunder</a>
18	19	20	21	22	23	24
	<a href="#">Seascape Art Class</a>			<a href="#">Free Summer Concerts at Fort Fisher</a>		
25	26	27	28	29	30	31
	<a href="#">Seascape Art Class</a>					