



Ocean Dunes

homeowners association



Meet Our Neighbor

Larry Todd Blakley, Unit 2202-A

Written by Blossom Gardner

Of all Ocean Dunes owners, Todd Blakley may be the one who has “been” at Ocean Dunes the longest, starting in the early 1980s. Todd, whose email moniker is Farmboy, comes by it truthfully. He is a farmer in Sanford, NC, not a bad ride down to Kure. Growing up, Todd, who has farmed all his life, says he probably was 10 years old and helping on his uncle’s farms when they started the tradition of coming to the beach for a week to escape the heat and physical work of tending to Lee County summer crops.

In 1991, Todd, who’d finished college, and his dad bought a farm and built chicken houses. After they got established and started making a profit, which took a couple of years, he began renting places at Carolina Beach, usually in the summer for a week. His parents, sister, and grandmother would come with him which “for some reason that kind of faded away after several years. Then, in 2001, I got in a relationship and we started going to Myrtle Beach, which lasted for ‘about 3 years.’ That’s when we decided it was way too overcrowded. I shared about coming to Kure Beach as a teenager and Carolina Beach after college, so we decided to come try Pleasure Island again. We started at Carolina Beach because the rentals were cheaper. That lasted 3 or 4 years. However, I was still drawn to Ocean Dunes from my time there as a teen. As I got debts paid off and money became a little ‘more free,’ I started renting at Ocean Dunes. I still remember the first place...we referred to it as ‘The Loft.’ I can’t remember the unit number, but it’s a little one-bedroom loft with a spiral staircase. From there we upgraded to the townhouse-style units and have rented and come down on average twice a year ever since. Love the townhouse units because I’m an early riser and I can be downstairs cooking or watching TV while others are upstairs.”



The life of a professional farmer is hard and as unpredictable as our Kure Beach hurricane season. This fact was a deciding factor in Todd's decision to buy a place. By the time this decision was made, he knew Ocean Dunes was right for what he was coming down here to do—relax! What were his factors in deciding OD was right for him? Community, amenities, quietness, close proximity to the beach itself, the pools, and “things you just don't see anywhere” in one community. He was especially drawn to the Garden Side, with its tranquility a major decision maker. Oh, and its lovely swimming pool “right there.”

Todd's personal story includes one of those life-changing experiences: Last year, while cutting trees in a pasture from a cherry picker bucket, he was hit by a limb kicking back, knocking him out of the bucket to the ground 20 feet below. Major injuries resulted to his shoulder, neck, vertebrae, and foot. That was it! He came down this past August and made an offer on his now second home.

Todd doesn't rent right now, but he may in the future to defray the costs we all experience owning a domicile. He's thrilled to now be able to get in his vehicle and just drive down here to his OWN BEACH HOME.

Little do any of us think as children that “one day this will be mine.” Todd Blakley took to opportunity to make a kid's dream come true.





Todd's dog, Sally. Says Todd, "She's a gift of the farm. She came up one night while I was switching feed bins on a house, someone had thrown her out or she had escaped an abusive home. She was probably a year or two old and has been with me for the last thirteen years. Very loyal!!! She was with me the day of the accident and they took her home after the helicopter took off with me. Then had to come back and get her a couple more times, as she came back to the farm looking for me. Once I got home, she spent the winter and early spring on her bed right by my side as I recovered. They had to force her to go outside."



A Message From Your Board

1. A reminder that renters are not allowed to have pets on the property. This is in our rules and regulations. If you are currently renting on your own and advertise your unit as pet friendly, please stop. This violation is enforceable by asking the renters to leave the premises and by fines.
2. Any owner who is having work done inside their unit that goes beyond the walls, ceilings, and floors is required to fill out an ARC request.

Here is information from the ARC form which is on the CAMS website under documents.

The following (ARC form on the website) explains when approval is required for modifications to your unit by the Ocean Dunes Building Committee and Board of Directors. The review is primarily focused on avoiding modifications that can cause issues with adjoining units based on our past experience and can save you the cost of having to remedy these situations afterwards or repair damage caused to adjoining units or common areas. Please allow 30 days from the date of final submission of all required information for a modification review. Requests may take more or less time depending on complexity. For emergency situations, please contact the Ocean Dunes office for guidance. If modifications are started prior to approval or unapproved work is performed, fines may be assessed and/or the Board of Directors may require the modification be removed or altered at owner expense to bring it into compliance.

Approval is required for:

- Any modifications that go beyond the interior wall, ceiling or floor surface within a unit such as altering wiring, plumbing, framing, ducts, ventilation or chimneys
- HVAC cooling capacity upgrades

Any and all exterior modifications Approval is NOT required for:

- Modifications that do not go beyond the interior wall, ceiling or floor surface of a unit such as flooring, painting or remodeling that does not change anything interior to the walls, floors or ceiling.



Thanks

ODHOA Board



KURE BEACH HOLIDAY WHOOBIE WHATTY

2022 CHEERMEISTER CEREMONY
PHOTOS WITH THE GRINCH
COOKIE DECORATING / CRAFTS /
FACE PAINTING / MOVIE VIEWING

-EVENT IS FREE-
DONATIONS
ACCEPTED FOR
HELP CENTER OF
FEDERAL POINT

5:30-7:30 PM ~ FRIDAY 16 DEC
OCEAN FRONT PARK
WWW.TOWNOFKUREBEACH.ORG

EVENT SPONSORS:



Please *click* the flyers for additional information

Communication Committee

The communications committee continues to work on developing content for the newsletter and website. All suggestions are appreciated.

This month there will be an interview with a 20+ member of the community and with new members of the community.

You will also see some changes to the December newsletter layout and format. Thanks to Morgan for this.

Thanks to Blossom Gardner, Morgan Kobelia, Lawrence Braxton and Jessica Fink for their participation and support.

Dave

Long Range Planning Committee

The LRPC is on hiatus until Jan 23'. The LRPC has completed our work for 2022. The Reserve Study, completed by G&F Engineers was approved by the BODs and is posted on the owner's portal. You should have also received a copy of the study with the 2023 Budget Proposal that was sent to all owners. Now that the voting is complete and the budget passed, our work will focus on the 2023 plan and beyond.

We will begin meeting in Jan 2023, and as always encourage you to join the committee. We have a lot of new owners, and this is an excellent way to get involved in YOUR community's long-term financial planning. We appreciate your feedback and look forward to a successful future together.

Feel free to email me at msposato@twcnyc.nyrr.com with any questions or comments.

Thanks
Mark Sposato

Finance Committee

The Finance Committee will meet on Monday, December 12, 2022, to review the current balance sheet. Also, we will review anticipated expenditures through the end of the year and discuss the impact of the FEMA claims denials. No, there will be no rainy-day fund at the end of the 2023 budget. Thankfully, our treasurer, Mark Sposato wisely advised against incorporating any portion of the \$1.1M in FEMA claims into the 2023 budget.

If you would like to join the Finance Committee beginning in January 2023, please reach out to me via e-mail. You do not need a background in finance or accounting to join the committee. A willingness to attend one meeting a month (average) is all that is required. Meetings are held via Zoom, usually on a Monday evening at 7:00 pm (Eastern).

Respectfully submitted,

Gene Costa, Chairperson
ecostaedd@comcast.net



Important Information/Reminders

- **STAY OFF THE DUNES.** This is a town ordinance, please make sure that your guests and renters are aware.
- Only owners are permitted to have pets. Renters and guests are not permitted to have pets at OD.
- Please pick up after your dog when you walk them.
- Grilling is **NOT ALLOWED** on the decks or inside the carports. The use of a grill within 20 feet of the building is against fire code and will result in a fine.
- Extension cords cannot be used when charging golf carts. This is against the fire code and will result in a fine if an extension cord is found being used.
- Please make sure all your contact information (including mailing address) is up to date in the owner portal.
- 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.
- 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.
- 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.



Your Ocean Dunes maintenance staff was hard at work this last week clearing out debris and cutting back the overgrown landscaping behind the 2000 building.



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@mcgriff.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
- Kure Beach Water/Sewer 910-458-5816
- Spectrum (Cable/Internet) 855-855-8679

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

Board of Directors

Steve Channell - President

Evan Wittels - Vice President

Debbie Stock - 2nd Vice President

Dave Bianchi - Secretary

Mark Sposato - Treasurer

Gene Costa - Assistant Treasurer

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. - 8:00 p.m.

Outdoor Pools:

CLOSED



•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>

