



# **WANT TO LEARN MORE ABOUT OUR ENDANGERED NEIGHBOR, THE SEA TURTLE?**

**Turtle Talks Free, 1 hour educational programs held weekly in  
Kure Beach (June 12 -August 28) & Carolina Beach (June 14 - August 30).**

**[https://seaturtleproject.org/index.php/turtle-talk-2/img\\_0361/](https://seaturtleproject.org/index.php/turtle-talk-2/img_0361/)**

**NC Aquarium at Fort Fisher**

**<https://www.ncaquariums.com/sea-turtle-facts>**

**NC Sea Turtle Assistance & Rehabilitation ( STAR) Center at  
NC Aquarium at Roanoke Island**

**<https://www.ncaquariums.com/star-center-blog> &**

**<https://ncaquariumsociety.com/seaturtle-stars/>**

**Pleasure Island Sea Turtle Project**

**<https://seaturtleproject.org/>**

**NC Sea Turtle Rehabilitation Sites**

**[https://www.visitnc.com/story/3D9X/sea-turtle-attractions-on-the-  
north-carolina-coast :](https://www.visitnc.com/story/3D9X/sea-turtle-attractions-on-the-north-carolina-coast)**

**Karen Beasley Sea Turtle Rescue & Rehabilitation Center (Surf City, NC),  
celebrating 25 yrs, 1983-2023**

**NC Aquariums**

**Bald Head Island Conservancy**

**Virtual Books to share with children**

**<https://www.ncaquariums.com/fun-learning-ff>**



# **HIDDEN COSTS AND WATER CONSERVATION**

**Do you know that your water bill at Ocean Dunes increases every year? It may not be obvious because our water usage costs are included with our monthly HOA dues and we don't see it on our individual bills. However, water costs have increased regularly every year recently, and since rates are set by the town of Kure Beach, the HOA has no control over the cost. So increased water costs are figured into the budget for each coming year.**

**There IS a simple way to control water costs, though, and even to lower them. It is for owners and renters to conserve water whenever they can. We know from our own experience that it is wonderful to spend time on the beach and come back to a long cool shower. Our summer vacationers probably like that even more. But if we all think about and practice water conservation, we can make a positive effect on the HOA budget and therefore our own personal costs.**

**So start thinking about water conservation. Take shorter showers. If you rent your unit, post reminders to renters to conserve water. Be aware of usage when washing off beach toys and children! Use the dishwasher (even if it isn't full) instead of hand washing dishes. Take your car to a carwash instead of using your garage hose.**

**These are a few ideas. You can think of others. And the next time you shorten your shower by a few minutes, pat yourself on the back for helping everyone save money.**



# NEARBY PLACES TO GO BESIDES THE BEACH

There are so many things to see in our neck of the woods. How about a recurring column featuring places to go. I'm thinking of calling it something like: **Nearby Places To Go...besides the beach!** Or something whimsical like that. Open to suggestions.

**An aside: I was a school kid during the time money was being raised to "bring the USS North Carolina home." We had contribution boxes/piggybanks and bugged every adult we could to contribute. I had a wonderful teacher who reminded us that we were "part owners" of the ship. Now, every time we drive by, I tell the folks in the car that they are looking at MY SHIP.**



Address: 1 Battleship Rd NE,  
Wilmington, NC 28401

Phone: (910) 399-9100

Launched: June 13, 1940

Construction started:

October 27, 1937

Length: 729'

Area: 10 acres

Beam: 108'

USS North Carolina (BB-55) is the lead ship of the North Carolina class of fast battleships, the first vessel of the type built for the United States Navy.





- Keel laid October 27, 1937, New York Navy Yard, Brooklyn, New York
- First battleship to be constructed in sixteen years and first of 10 fast battleships.
- Launched June 13, 1940
- The world's greatest sea weapon was commissioned on April 9, 1941.
- Armament included nine 16-inch/45 caliber guns in three turrets, twenty 5-inch/38 caliber guns in ten twin mounts and sixty 40-mm/56 caliber guns in fifteen quadruple mounts.
- Ship's Company: 144 commissioned officers and 2,195 enlisted men, including 86 Marines.
- During World War II, NORTH CAROLINA participated in every major naval offensive in the Pacific area of operations and earned 15 battle stars.
- Battle of the Eastern Solomons, August 1942. The Battleship's anti-aircraft barrage helped save the carrier ENTERPRISE, thereby establishing the primary role of the fast battleship as protector of aircraft carriers. One of her Kingfisher pilots performed heroically during the strike on Truk when she rescued ten downed Navy aviators on 30 April 1944. In all, NORTH CAROLINA carried out nine shore bombardments, sank an enemy troopship, destroyed at least 24 enemy aircraft, and assisted in shooting down many more.
- Legacy: Although Japanese radio announcements claimed six times that NORTH CAROLINA had been sunk, she survived many close calls and near misses with one hit when a Japanese torpedo slammed into the Battleship's hull on 15 September 1942. A quick response on the part of the crew allowed the mighty ship to keep up with the fleet. By war's end, the Ship lost ten men killed in action and 67 wounded.
- Decommissioned June 27, 1947, and placed in the Inactive Reserve Fleet in Bayonne, New Jersey, for the next 14 years.
- Save Our Ship! An announcement of the Ship's impending scrapping led to a statewide citizen campaign to save the ship from the scrappers' torches and bring her to North Carolina. The Battleship arrived in her current berth on October 2, 1961.
- Dedicated April 29, 1962 as the State's memorial to our World War II veterans and the 11,000 North Carolinians who died during the war.

## **BEACH PROTECTION COMMITTEE**

“The Beach Protection Committee continues to meet monthly with MSC Consulting.”  
Thanks.

- MSC and the Beach Protection Committee are continuing to make progress in the advocacy part of the process.
- We have had several meetings with Congressional staff to enlist their support, including their contacts with potential funding sources to supplement those of MSC.
- Our first need is a grant to allow research and planning.
- Funding sources include FEMA, NOAA, ACE, NC DEQ and Congressional earmarks.
- Formal grant funding deadlines are generally this fall.

## **COMMUNICATION COMMITTEE**

The communication committee continues to meet monthly and is always looking for suggestions and input from the community in regards to content they would like to see in the newsletter.

While we continue to interview new owners we are also beginning to interview owners with an interesting background that may be of interest to the community.

If you would like to be interviewed or have suggestions for content please reach out [davidbianchi@sbcglobal.net](mailto:davidbianchi@sbcglobal.net) or [garder.mikel@yahoo.com](mailto:garder.mikel@yahoo.com).

Thanks.

# **COMMITTEE REPORTS**

## **INSURANCE COMMITTEE**

All homeowners should have your HO-6 policy reviewed with your agent/broker. This is very important as you need to check to see if “wind driven rain” is included or can be added to your policy. The HOA master policy does not include this coverage.

Steve Channell

## **BUILDING COMMITTEE**

Because of this being high season at the coast, not much is going on in the forefront at Ocean Dunes. There continues to be plenty of individual unit repairs and maintenance. The in-house crew stays especially busy due to the influx of owners and guests the summer brings. The difficulty in getting items needed for future work means that supplies must be back-ordered so that we will have them when the big renovations take place. This should be a busy winter. There continues to be upgrades made to the rec center. It was ignored for so long that it is a catch-up kind of thing. The board's approval of the proposal by SKA Engineering is the best news. Their expertise and advice will be invaluable for spending our funds wisely.

## **FINANCE COMMITTEE**

The Finance Committee (FC) met twice this month. During the first meeting, the committee examined the current budget areas of Administrative Expenses and Buildings & Grounds, comparing the balance to date with the amount budgeted.

Then, guided by the current budget and status to date of each subcategory, a projected amount was suggested for the 2024 budget. Additional information is being sought from vendors as we continue to complete these two major cost centers.

During the second meeting the Long-Range Planning Committee (LRPC) joined the FC to review the planned expenditures for the remainder of 2023 and looking ahead to 2024. See the LRPC report in this newsletter. Also, the FC reviewed the Balance Sheet and the Income Statement as part of our monthly financial review.

The committee continued by examining the Community Amenities and Utilities sections of the budget. Adjustments were made and just like the other areas of the budget, we will be adding additional information in the next few weeks as we near completion of the 2024 budget for the Operating Fund portion of the budget. As per the Reserve Study that was done by professionals last year, the Reserve Fund is scheduled for a three percent (3%) increase in 2024 to keep to the established schedule of painting and deck replacement/repairs to our buildings.

The FC will meet twice again in August and possibly one time in early September before our planned meeting to finalize the budget on September 11, 2023. If the budget is approved by the Board of Directors on September 13, 2023, then it will be introduced during the Open Meeting on Saturday, September 16, 2023. After the Open Meeting, the budget will be sent to all owners in advance of two Zoom sessions for Q & A on September 25 and 26, 2023.

Respectfully submitted,  
Gene Costa, Finance Chairperson



# **SUGARLOAF DUNE AT CAROLINA BEACH STATE PARK**



**Click  
HERE  
for a  
Trail Map**

**Carolina Beach State Park is home to hiking trails, a marina, secluded camping areas and views of the Cape Fear River. One of the park's unique features is Sugarloaf Dune, a 50-foot sand dune located near the bank of the Cape Fear River, where over 5,000 troops camped during the Civil War. Hikers can take Sugarloaf Trail, which journeys through a coastal evergreen forest, coastal fringe sandhill forest, tidal cypress-gum swamp and longleaf pine savanna, on their way to Sugarloaf Dune. The trail begins at the marina parking lot and is accessible year-round. Dogs are also welcome, provided they are kept on leash.**



**There's a lot of adventure compacted into this 2.8-mile hike.**

**Starting from the trailhead for the Sugarloaf Trail, take a quick warmup lap on the Flytrap Trail. A good deal of this trail, beneath longleaf pine and turkey oak, is boardwalked, which is good because you'll be trekking through a soggy pocosin. Good, too, because it will keep you safe from the meat-eating Venus flytraps! (Actually, you're only in danger here if you happen to be a fly.)**

**Hiking clockwise, the feature attraction, the 3-mile Sugarloaf Trail takes you down to the Cape Fear River, which at this point in its journey is quite wide and about to give it up to the Atlantic. Thus, it's less like walking along a river, more like sidling up to a sound.**



**In less than a mile the trail heads inland through a longleaf pine savannah before taking in a cool coastal anomaly: a forested sand dune. Fifty-foot-high Sugarloaf is forested with Spanish moss festooned live oak. As you stand on the summit, be aware of the dune's historical significance: as far back as the early 1700s the dune was a pivotal landmark for seafarers looking for Wilmington, and during the Civil War the Confederacy used the dune to defend the port.**

**Return to the trailhead through a pine savannah carpeted by sand so white you might mistake it for snow.**



# FACILITY HOURS OF OPERATION

HOA Office:  
Monday – Friday  
9:00 a.m. – 5:00 p.m.

Rec Center:  
(indoor pool, hot tub,  
sauna & fitness center)  
7 days a week  
9:00 a.m. – 9:00 p.m.

Outdoor Pools:  
NOW OPEN  
9 a.m. – Dusk

## 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

## BOARD OF DIRECTORS

Steve Channell - President  
Evan Wittels - Vice President  
Barry Ehret - 2nd Vice President  
Mark Sposato - Treasurer  
Debbie Stock - Assistant Treasurer  
Gene Costa - Secretary  
Kristin LoMonaco - Assistant Secretary

## MANAGEMENT STAFF

Community Manager - Mike Brown  
Assistant Community Manager - Morgan Kobelia  
Maintenance Lead - Siobhan Wilson  
Maintenance Tech - Bryan Barton  
Maintenance Tech - Chris Jackson  
Rec Center Attendant - Olivia Granquist  
Rec Center Attendant - Zach Pearce  
Rec Center Attendant - Tracer Malray

- 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/place/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>