



# OCEAN DUNES DECEMBER 2023 NEWSLETTER

**Happy Holidays!**



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**Merry Christmas!**

**Happy Hanukkah!**





## Meet your Neighbors Tracy & Jeff Snyder!

Tracy and Jeff Snyder, our neighbors in 1604, are fulltime residents of our community. They love Ocean Dunes and have many positive things to say about living here. The Snyders hail from the suburbs of the Twin Cities in MN, a mere 20+ hour road trip to Pleasure Island, and their way here is a wonderful story, filled with love and determination.



Jeff grew up in St. Paul, a metropolis heavy on the traffic, while Tracy grew up on a large farm in rural Kentucky. By the time the then smitten pair went to meet Tracy's family, she thought she had prepared him for the differences in how life is lived on a working farm versus a teeming city. They laugh when they say, "NOT!" Whereas Jeff spent his youth playing sports, Tracy spent her youth playing sports, too, but with a never-ending chore list that included milking cows, caring for horses, cleaning out barns, hoisting hay bales, tending crops, and on and on. Farm life is 24/7 and it instilled a work ethic she has carried throughout her life. How they met is a fun tale: outside a Bon Jovi concert in Minneapolis! Tracy had gone with a girlfriend and Jeff with a friend growing up. By the time the doors opened to the venue, the two entered together and have pretty much stayed that way ever since. After a great show, they went dancing, having a wonderful time, then stopping for a bite to eat and some conversation. When Tracy asked Jeff what he did for a living, he said "construction." Intuitive woman that she is, Tracy said, "No, you don't, now tell me the truth." Jeff fessed-up to being a policeman. He told her how he just wanted to have a fun time without making anyone uncomfortable about what he did for a living, although doing construction work was something Jeff has done part-time for many years, even before they met. She understood.

Continued.....





## Meet your Neighbors Tracy & Jeff Snyder! (con't.)

The two worked hard in their chosen fields with their eyes on retiring early and moving where the weather and terrain suited their souls. As life tends to do, there have been twists and turns along the way. Tracy spent her professional life as an executive assistant and event planner in the corporate world. Jeff served 28 years as an officer with the Woodbury Police Department. Woodbury is a suburb of Minneapolis. Their collective mindset was on early retirement, but just how early was determined by circumstances beyond their control. In 2020, the Snyders lost two of their five adult children within ten weeks of each other. To deal with their sorrow, they sought solace in the calm of the ocean. Jeff, especially, is drawn to the ocean. Spending time here at Ocean Dunes has been a panacea for them both. Their time at the shore got them thinking about even-earlier retirement and they started their search for their perfect place. "Chapter 2" needed to include the beach, but just where was up in the air. They quickly ruled out some places: West Coast, Hawaii, Florida Panhandle. Then, ta-da—North Carolina! Having narrowed it down to NC, they started looking from Ocean Isle to Emerald Isle and many places in between. They looked at 1604 and loved it from the get-go, but felt they owed it to themselves to be really, really sure. They were! The road kept leading back to Ocean Dunes and then they KNEW, "This is home." The two-story town home set-up is perfect for them. Lots of downsizing had to take place including a remarkable piece of their lives. Whereas most folks have much downsizing to do when they move in retirement, the Snyders had a particularly unique situation. Jeff was the owner of a very significant and extensive sports card collection, an entire room's worth. He'd collected them all his life, his collection had complete sets of cards for every year starting in 1952 through 2008 in hockey, football, and baseball. Parting with such an integral part of one's life is tough, but he made the decision and sold the collection to a big-time collector/dealer. Tracy and Jeff continue with hobbies they have enjoyed most of their lives. Tracy has added "background casting," to her list, being an extra in productions in the Wilmington/Carolina Beach area. She is in search of something to take the place of white-water rafting and motorcycle riding that she loved all her life, and she is sure she will. Decorating is another hobby she enjoys, putting it to the test when they completed renovating their unit with everything being new. Jeff grew up playing hockey and has continued to play at a higher level throughout his adulthood, although he admits that age is starting to catch up with him a little bit.



Fortunately, he has found an ice rink in the Wilmington area and will be putting on his skates and uniform again. The Snyders love traveling and have done plenty of it since they moved here in November of 2020: four big cruises and trips to the Caribbean, Hawaii, and many parts in between. But that may be curtailed somewhat with what these two "doers" have going on now. Recently, Tracy was recruited to resume her role as an executive assistant and event manager with a corporation based in Germany. She will be able to do most duties from Ocean Dunes but will be traveling afar at least eight times a year. Jeff, who admits to not being able to sit still, is now a handyman on the island and in Wilmington. He has plenty to keep him busy and that's a good thing. Speaking of good things, Tracy and Jeff Snyder are two very good things. Ocean Dunes is fortunate to have them in our midst. They truly personify what is good in lives well lived.





# Explore Swamp Park!



The Shallotte River Swamp Park & Outdoor Center, located near Ocean Isle Beach, is a fun daytrip for Ocean Dunes families and their guests. If you take the Southport Ferry, a fun time on its own, the Park is 30 miles; if you go through Wilmington, not a fun time on its own in this reporter's humble opinion, it's 58 miles. Whichever route you choose, the Swamp Park is worth the drive. Touted by the owner to be the "Largest and Longest Zip-line Canopy tour on the Eastern Seaboard, guided ATV tours, continuous belay ropes course, Eco-boat tours, and LIVE Alligators."



The Swamp Park folks are knowledgeable and helpful. There are three ziplines for all levels and guided ATV tours for all levels. Trails meander through the quiet splendor of an untouched swamp and who doesn't love the thrill of being close to the biggest gators this reporter has ever seen, while safely above as shown in the accompanying photos, which were taken on our visit in October.

While there, one may enjoy the self-guided, mile-long river walk trail. Mosey down the raised walkway and take in the sights and sounds of an untouched Carolina swamp land. The zipline takes you far above the park with a overview of the swamp where you might catch sight of wild boar, owls, raccoons, turkey, and deer. The ropes course offers three distinct levels of expertise appropriate to healthy individuals 4 and up.



The eco-boat ride my husband and I went on was led by a smart, exuberant guide. We slowly putted through the Shallotte River swamp with its Spanish moss, cypress knees, and other exotic flora, learning about this beautiful area as we meandered.

An extra-added perk is that the Swamp Park is less than 9 miles from Calabash, where



Nance's on the water offers outdoor dining and cold refreshment. The entire experience makes for a day of fun and enrichment!



# COMMITTEE REPORTS



The Finance Committee (FC) did not meet this month. The meeting was postponed until December 4, 2023, so we could review the investment strategies to earn interest while we wait to pay for the painting and replacement of decks on several buildings.

Also, there will not be a FC meeting at the end of December because CAMS will be finalizing the End of Year statements in late January. At that time, we will review the EOY statements as well as the January 2024 statement if that is completed before our meeting date.

Gene Costa



The committee met on November 16th and discussed upcoming articles on things to do in the Wilmington / Pleasure Island area and our next interview subjects. We appreciate the help from the CAMS onsite managers in publishing this monthly newsletter.



As mentioned in our last months report, on Monday, October 23rd, the town of Kure Beach agreed to enter into an agreement with Ocean Dunes to be a sponsor for grants that require the town to be the applicant. This is just one type of grant and there are others where the applicant is Ocean Dunes and the funds go directly to Ocean Dunes. By having this partnership it broadens our opportunities for all types of grants.

Also referenced was that the town's lawyer and the lawyer for ODHOA would work on a memorandum of understanding ( MOU ) to formalize the partnership. The town and ODHOA approved the MOU on 11/20. The town and ODHOA also agreed to a LOI or Letter of Intent as a next step in the process and the town and MS Consultants / ODHOA are working on this agreement which is due by 12/1.. . Additional work will be done outlining in more detail the specific responsibilities depending on the type of grant to be applied for.

We intend to file for a grant with FEMA prior to the deadline of December 1, 2023.





## COMMITTEE REPORTS



The Governing Docs Committee sent a revised version of the long Rules & Regs to the board for approval. The HOA attorney has received the proposed changes and is the process of reviewing them.



The Community Manager Mike Brown arranged a meeting with our landscape contractor, Hobbs. They walked the property and identified areas needing attention, mostly shrub trimming. That work began a few weeks ago and will continue until the trimming is completed. The property is already looking much better!



The LRPC will have our EOY meeting on 12/11/23. We will update the Reserve project list for 2023 and review the list for 2024. The end of year financials for all projects will be updated with actual costs, to compare against what the projected cost for each project was. We may not have the estimates for the larger projects, i.e. building paint/repair and decking, and the indoor pool dehumidification system until January. Once we get all the data we will engage with G&F Engineers to refresh the Long Range Plan. As always, we welcome your questions and comments. You can email me at [msposato@twcny.rr.com](mailto:msposato@twcny.rr.com). We also encourage any owners who are interested and want to get involved in our long-range planning to join the team.

Thanks  
Mark Sposato





# Local Events this Month!



CAROLINA BEACH

## Island of Lights Flotilla

SATURDAY | 2 DEC | AT 6:00 PM

SNOW'S CUT TO CAROLINA BEACH BOAT BASIN

*Let's celebrate together!*



### Island of Lights Holiday Tour of Homes

When:

December 9, 2023

Various locations

Carolina Beach, NC 28428

(910) 458-5507

[Visit Website >](#)

About

Map

Take a self-guided tour through some of Pleasure Island's other area's most beautiful homes decorated for the holidays. Homes on the tour are located in Carolina Beach, Kure Beach and the nearby area. Enjoy Southern hospitality at its best as the homeowners open their beautifully decorated doors to welcome you for this special holiday treat. Tickets and maps available at local retailers Salty Chic Boutique and Sumthin' Beachy.

Price:

Tickets: \$10| Tickets and maps available at local retailers Salty Chic Boutique and Sumthin' Beachy

Event Times:

5:00 PM - 9:00 PM

### CHRISTMAS FUN FACTS!

Here are ten interesting facts that you probably didn't know. Feel free to recite these factoids as your own at your family gathering or workplace:

- 3 billion Christmas cards are sent in the U.S. each year.
- Christmas trees have been sold in the U.S. since 1850.
- It takes about 15 years to grow the average Christmas tree.
- Alabama was the first state to officially recognize Christmas in 1836. Oklahoma was the last, in 1907.
- Santa Claus is based on a real person: St. Nikolas of Myra. He is the patron saint of banking, pawn broking, sailing, orphans and New York City.
- President Teddy Roosevelt, an environmentalist, banned Christmas trees from the White House in 1901.
- Approximately 35 million living Christmas trees are sold each year in the U.S.; more than 45 million are planted.
- Holiday purchases account for one sixth of all yearly retail sales in the U.S.
- "White Christmas" by Irving Berlin is the best-selling single record of all time, with over 100 million sales, worldwide.
- All the gifts in the Twelve Days of Christmas would equal 364 gifts.







Ocean Dunes is joining 3 other CAMS-managed properties and will be accepting donations of children's toys.

The Drop Box is at the Recreation Center until December 15 and is slowly filling up.

One owner had a great idea and sent toys directly to Ocean Dunes through his Amazon account!

Thank you for considering a donation to this worthy cause!



**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. - 8:00 p.m.\***

**\*As of November 1, 2023**

**\*\*Rec Center is closed Nov 2**

**NOTE: Outdoor pools closed  
October 31st for the season**

**Contact Information**

• Rec Center/HOA Office	910-239-1370(opt. 1)
• CAMS Customer Support	910-239-1370(opt. 2)
• After Hours Emergency Line	910-239-1370(opt. 2)
• 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 CM - Laura Lee Kendziora**

**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/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>

MERRY  
*Christmas*

