



## *Monthly Newsletter*

OCEAN DUNES HOMEOWNERS  
ASSOCIATION

### *In this month's edition:*

- HO 6 Insurance
- Meet Your Neighbors
- Dow Road
- Pleasure Island Events
- Committee Reports
- Contact Information

Annual Board Meeting  
Saturday May 3<sup>rd</sup>, 10:00am

*Happy Mother's Day*



MEMORIAL DAY



★ REMEMBER AND HONOR ★

# HO 6 Insurance



An updated informational document regarding H06 coverage named Ocean Dunes Owner Insurance Information rev 2025 has been posted in the Owner's Portal under "Documents" "Insurance – Owners". Take a moment to review this important information!



## *Meet your Neighbors - Terry and Doug Rasp*



“Kure is a state of mind,” say our Ocean Dunes neighbors, Terry and Doug Rasp, and they are putting their philosophy to good use. Living the life, the Rasp’s were able to retire early and bought here to “really enjoy life while we can.” The two started out vacationing in Carolina Beach for about 20 years, coming down for a week each year with family, so they were familiar with the area, but, when friends moved to the area, Doug and Terry started looking around for a permanent home away from home. This was about 9 years ago. They love the “community aspect” of Ocean Dunes and Kure Beach overall. “There’s always something to do for us during our time here from April/May and October/November”, says Terry. They stay a sum total of 4-5 months a year and make the most of their time. Family gifted Doug and Terry with a Kure commemorative Bluefish “Living our Dash – Creating Memories at KB – Doug & Terry Rasp” “It’s not your birth or death that matters most, but how you spend each passing year – The DASH – in between”.





## *Meet your Neighbors - Terry & Doug Rasp*

Terry grew up in Massachusetts, "I was a late bloomer," moving to New Hampshire as an adult and marrying Doug when she was in her late 30s. She says New Hampshire and Kure Beach have in common their "state of mind," and driving across the Snow's Cut Bridge makes her "feel like I'm home." Her career was at Fidelity Investments as a corporate information officer, her expertise being cyber security. Presently, she teaches five to seven 10-week classes a year. "I have a deep passion for my line of work and it's a luxury to be able to continue while being at home teaching remotely, whether it be New Hampshire or Kure."



Doug had a military career, starting with his first stint at 18 as a U.S. Army Aviation, Artillery, onto training keeping the training records for units, back to aviation, then flight operations, back to artillery when he made First Sergeant, then more aviation and then CSM of Logistics, and a position as Commandant of a military academy.

He knows exactly how long he was in his career and has the fondest memories retiring as a Command Sergeant Major, "I'd still be there—I loved it." By exactly, he literally knows precisely when he began and how long ago it is from every day, as in, during the interview, he proclaimed, "41 years, 6 months, 8 days."

The two met at a singles dance. Terry's girlfriend announced, "We're going," and, though it took some strong persuading, Terry felt like dancing and finally relented. She danced with several fellows, including Doug, and then the last dance during which she didn't remember she'd already danced with him. Ha! He asked her to go to breakfast afterward; she declined, but did give him her phone number. 28 years in April they will be married.

A couple of adventures in particular come to mind: Back in 2016, early in their residency at OD, Terry and Doug were here when Hurricane Matthew was to make a visit. They were mulling over whether to stay or evacuate. They went to the Shuckin' Shack in CB while they were thinking about what to do. The locals who were there advised, "Eh... It's likely going to be a Cat 1, so no prob." They stayed and it WAS "a prob"! "Very scary with the hurricane shutters drawn and just hearing the sounds. The electricity out the bridge was closed and we were 'just here.'" The next morning was clear and blue. They drove around, taking in the damage, ending up at Kate's Pancakes where the doors were opened to all, serving complimentary coffee and pancakes. "That feeling of real camaraderie was here." Needless to say, in the future, the Raspies will be listening to the voice of reason and evacuate. The other cool memory is when during a walk they found an old bottle washed ashore. About 7 inches long, the bottle had a cork in it. They removed the cork to find a note inside. The note was from the 1990s and was a love letter. The two were interviewed on local television about their find. They have the bottle and note, just lately allowing their granddaughter to take it to show & tell at school.

Terry and Doug have quite different personalities, Terry being sanguine and enjoying being at their place doing her own thing. The opposite is true with Doug. "He knows everybody on the block" says Terry. He voices his opinions, good and bad, on practically everything. "I stir the pot." In that fashion, the interview's last subjects were his opinions: He would like to see more participation from individual homeowners in keeping up Ocean Dunes. He believes in chipping in for repairs, gardening, painting nail holes, picking up trash, owners have a responsibility to give back "that kind of thing." His final thought was on our current board, "For the last few years, this has been the best board ever." Thank you, Doug and Terry, for being good neighbors.



# Dow Road Chemical Plant

Ever wonder where Dow Road got its name? It is from the Dow Chemical Plant which once took up a huge lot of Kure Beach real estate. On January 10, 1934, the Dow Chemical Company and the Ethyl Corporation began extracting bromine from seawater on a neck of land here. Bromine was used in photography and chemical warfare, but its primary use was in Ethyl, an anti-knock compound in gasoline.

Before 1934, bromine had been extracted aboard ships at sea, but increased demand for the product meant a land-based production facility was needed. Dow and Ethyl purchased 90 acres at Kure Beach. The site proved ideal, as it had a natural basin for a holding reservoir, which was formed by a Carolina bay and an abandoned trench was thrown up as part of the Cape Fear defense system in 1865.

The plant, erected at a cost of \$3 million, proved to be a boon to the local economy during the Depression. At peak production, it extracted 15,000 pounds of bromine per day, and 2,000 gallons of water had to be treated to yield a single pound of the substance.

Next chapter: Fact or fiction: Kure Beach, N. C., July 25, 1943, at around 3 a.m., Germany attacked the United States when a surfaced submarine fired five rounds at the local Ethyl-Dow chemical plant intending its damage.



Overall view of the  
Ethyl-Dow  
Chemical Plant in  
the 1940s.





The plant's control room and lab. Image from the Federal Point Historic Preservation Society.



Remains today.



- 1/04** AMERICAN LEGION BBQ PLATE FUNDRAISER
- 2/14-2/20** ANTHONY'S WAY-ROAD TO KINDESS WALK A MILE 4 KINDNESS
- 2/22** ISLAND MEN MISSED PLEASURE ISLAND COURTYARD MARRIOTT
- 3/01** CB CENTENNIAL - I ❤️ CB SCULPTURE CB MARINA
- 3/06** CB CENTENNIAL KICKOFF
- 3/08** CB CENTENNIAL GALA KINDRED
- 3/22** ISLAND MEN MAC & CHEESE FESTIVAL GOOD HOPS BREWING
- 3/29** OCEAN CURE NEON BIKE BRIGADE
- 4/19** ISLAND MEN BACKYARD BBQ COOKOFF BLAKESLEE AIR FORCE REC
- 4/26** KURE COMMUNITY FEST 11AM-3PM
- 5/04-10/19** BOOGIE IN THE PARK CONCERTS (1ST & 3RD SUNDAYS) OCEAN FRONT PARK 5-7PM
- 5/17-5/18** CAROLINA BEACH MURAL PROJECT CB100 MURALFEST CB LAKE
- 5/21-8/27** ISLAND WOMEN FLAMINGO BINGO
- 5/23-8/29** BOARDWALK BLAST FIREWORKS BY THE SEA (THURSDAYS)
- 5/24-10/4** CAROLINA BEACH MARKET (SATURDAYS) CAROLINA BEACH LAKE 8AM-1PM
- 5/25-8/31** MOVIES AT THE LAKE (SUNDAYS) CAROLINA BEACH LAKE AT DUSK
- 6/02-8/18** TURTLE TALK (MONDAYS) OCEAN FRONT PARK 7-8PM
- 6/03-8/19** KURE BEACH MARKET (TUESDAYS) OCEAN FRONT PARK 8AM-1PM
- 6/7-6/8** CAROLINA BEACH MUSIC FESTIVAL
- 6/11-8/13** STORY TIME BY THE SEA (WEDNESDAYS) OCEAN FRONT PARK 10-11AM
- 6/12-8/14** NEIGHBOR NIGHT (THURSDAYS) OCEAN FRONT PARK 6:30-7:30PM
- 6/14** GOOD HOPS 5K'ISH BEER RUN GOOD HOPS BREWING
- 8/02** OCEAN CURE LIFE ROLLS ON
- 8/08** BLAKESLEE CONCERT SERIES BLAKESLEE AIR FORCE REC 6:30-8:30PM
- 8/22** BLAKESLEE CONCERT SERIES BLAKESLEE AIR FORCE REC 6:30-8:30PM
- 9/06** CB CENTENNIAL FLOTILLA CB MARINA
- 9/07** CB CENTENNIAL FOUNDERS DAY PICNIC CB LAKE
- 9/07** BOOGIE IN THE PARK CONCERT SERIES OCEAN FRONT PARK 5-7PM
- 9/12** BLAKESLEE CONCERT SERIES BLAKESLEE AIR FORCE REC 6:30-8:30PM
- 9/19-20** CAROLINA BEACH DRAGON BOAT REGATTA
- 9/21** BOOGIE IN THE PARK CONCERT SERIES OCEAN FRONT PARK 5-7PM
- 9/20-21** ISLAND ARTS COUNCIL ART IN THE YARD
- 9/20** CAROLINA BEACH DRAGON BOAT REGATTA
- 9/26** BLAKESLEE CONCERT SERIES BLAKESLEE AIR FORCE REC 6:30-8:30PM
- 9/27** ISLAND MEN & GOOD HOPS BREWING OKTOBERFEST
- 10/03** KURE BEACH FAREWELL SUMMER JAZZ FUNERAL 7-9PM
- 10/05** PETS IN THE PARK CB LAKE 10AM-2PM
- 10/05** BOOGIE IN THE PARK CONCERT SERIES OCEAN FRONT PARK 5-7PM
- 10/10** BLAKESLEE CONCERT SERIES BLAKESLEE AIR FORCE REC 6:30-8:30PM
- 10/19** BOOGIE IN THE PARK CONCERT SERIES OCEAN FRONT PARK 5-7PM
- 10/24** BLAKESLEE CONCERT SERIES BLAKESLEE AIR FORCE REC 6:30-8:30PM
- 10/25** HALLOWEEN STORY TIME BY THE SEA OCEAN FRONT PARK 10-11AM
- 10/25** ISLAND MEN HALLOWEEN GOLF CART PARADE
- 11/7-9** CAPE FEAR KITE FESTIVAL
- 11/22** KURE BEACH HOLIDAY MARKET OCEAN FRONT PARK 9AM-3PM
- 11/28** ISLAND OF LIGHTS LIGHT UP THE LAKE
- 11/29** KURE BEACH HOLIDAY MARKET OCEAN FRONT PARK 9AM-3PM
- 12/05** CAROLINA BEACH CHRISTMAS PARADE 7PM
- 12/06** ISLAND OF LIGHTS FLOTILLA 6PM
- 12/13** ISLAND OF LIGHTS TOUR OF HOMES
- 12/19** KURE BEACH HOLIDAY WHOOBIE WHATTY OCEAN FRONT PARK 6-8PM
- 12/20** HURRICANE ALLEY'S CB SANTA CRAWL 2-9PM
- 12/20** HOLIDAY STORY TIME BY THE SEA OCEAN FRONT PARK 11AM-12PM
- 12/31** ISLAND OF LIGHTS NEW YEARS EVE CELEBRATION IN KURE BEACH





# *Committee Reports*

## BEACH PROTECTION COMMITTEE

There are no updates to our advocacy efforts to obtain a grant to support our needs to protect the property from storm damage and flooding.

These comments were in last month's newsletter in regards to the important subject of beach renourishment: As was communicated by the towns of Kure Beach and Carolina Beach, the renourishment that we hoped would happen this spring has been delayed. We did receive some information that Congress did adopt a provision in December allowing NHC to use sand from the traditional area, which will reduce the cost of renourishment back to traditional levels. On that basis, new bids will be solicited in the next few months so renourishment can proceed this fall. An informational meeting for prospective bidders was held recently with a dozen companies expressing interest.

## BUILDING COMMITTEE

Early high season continues to bring maintenance work around Ocean Dunes. The walkways and handrails have been reinforced with new material where needed and are complete. The outdoor showers are now in working order. Elevators are in working order with upcoming major work on 2100 anticipated. Adrian and his team are rebuilding the playground, including the walkways and sand landscape. The electricity meter box covers on all the buildings have been rebuilt. Storm repairs of roofs and gutters are being tended to. Painters are doing interior touchup work from storms. The Surfrider pool is on the electrician's list to complete and then hopefully a timely inspection by the health inspector.





## COMMUNICATION COMMITTEE

The committee met on April 10th and discussed the upcoming May newsletter.

We have an interview scheduled for this issue that we think you all will find interesting.

In the May issue we will have a reminder for the May 3rd ODHOA annual meeting.

In addition we will have some information on homeowners HO6 condo insurance policies and the importance of having one on your property.

Thanks to the members of the committee for their participation.

## INSURANCE COMMITTEE

The committee's next meeting will be May 1st.

We have received proposals for renewal from our insurance broker and the committee will be reviewing them on May 1st. These proposals will also be shared with owners at the annual meeting on May 3rd.

Insurance costs are our largest operating budget expense and the management of our insurance policies is very important to the community.

Thanks to members of the committee for their participation.







## AD-HOC COMMITTEE

The committee met on April 10th and discussed some initial improvements being made to the area.

The kid's playground area is being worked on to replace rotted wood and other sections of the play area that needed repair. All the wood will be sanded down and sealed.

In addition we have ordered new swings and a slide and new mulch will be placed in the area.

The renovated playground should be available by the first week of May

The committee and board also recommended that the shuffleboard area be repurposed into a cornhole playing area. Two sets of cornhole will be bought and should be in play by the first week of May.

Owners and guests can check out the bags for use with the game.

New grills are also being placed in areas where the current ones have rusted out. They will be placed on metal bases on the cement pad to make future replacement easier and less expensive.

Thanks to members of the committee for their participation.



# LONG RANGE PLANNING COMMITTEE

Long Range Planning and Finance Committee Update – 04/29/25

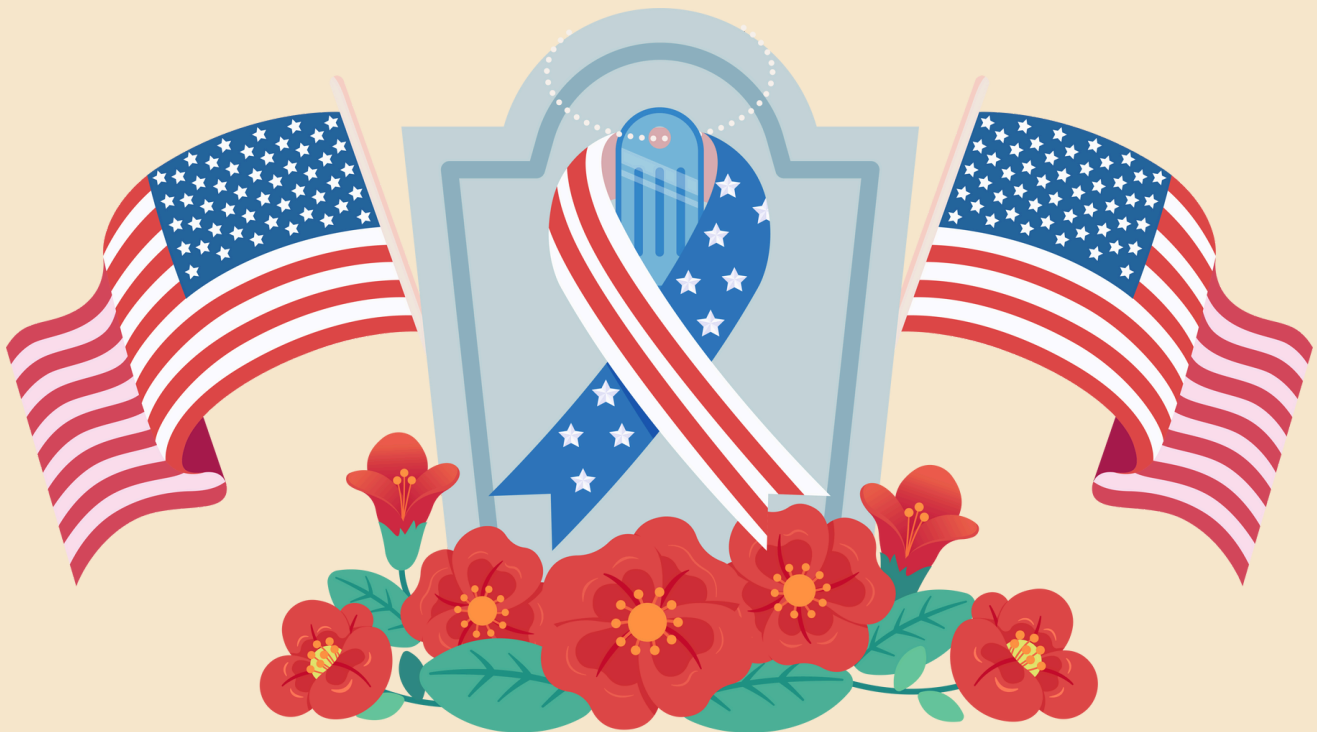
The Long-Range Planning Committee and the Finance Committee last met on 3/6/25.

We did not meet in April. We will wait until the new board is seated in May to resume our meetings.

One decision that was made by the LRPC is to have our Reserve study updated by G&F Engineering. Since the last study in 2021 (for 2022 and beyond), costs have increased, and some plans need to be updated. We have gathered a lot of new information that will benefit the accuracy and planning for a new Reserve Study. Remember, the reserve study is the blueprint for all our plans to maintain and improve all of Ocean Dunes.

If you have any questions or concerns or are interested in joining the LRPC and/or the Finance Committee you can contact me at [msposato@twcnj.rr.com](mailto:msposato@twcnj.rr.com), or the board at [ODHOAboard@gmail.com](mailto:ODHOAboard@gmail.com).

Thanks  
Mark Sposato





## **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.\***

### **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)	833-697-7328

### **Board of Directors**

**Evan Wittels - President**

**Barry Ehret - Vice President**

**Kristin LoMonaco - 1st Vice President**

**Mark Sposato - Treasurer**

**Debbie Stock - Assistant Treasurer**

**David Bianchi - Secretary**

### **Management Staff**

**Community Manager - Mike Brown Assistant CM -  
Laura Lee Kendziora**

**Maintenance Lead - Siobhan Wilson**

**Maintenance Tech - Bryan Barton**

**Rec Center Attendant - Olivia Granquist**

**Rec Center Attendant - Zach Pearce**

**Rec Center Attendant - Logan Ross**

**\* 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>**