

June 2025

Monthly Newsletter

**OCEAN DUNES HOMEOWNERS
ASSOCIATION**

In this month's edition:

- ***OD Playground area***
- ***Corn Hole History***
- ***Meet Your Neighbors - Wanda and Dan Csaky***
- ***Ocean Dunes Cooks***
- ***Pleasure Island Events***
- ***Committee Reports***
- ***Contact Information***

The board agreed to the following open meeting dates for the ODHOA
Proposed dates in 2025 – 2026

July 12, 2025

September 20, 2025

November 15, 2025

January 10, 2026

March 14, 2026

May 2, 2026

***Summer
Time***

Ocean Dunes Recreation Area – May 2025



Newly renovated playground, Cornhole and Connect Four Games

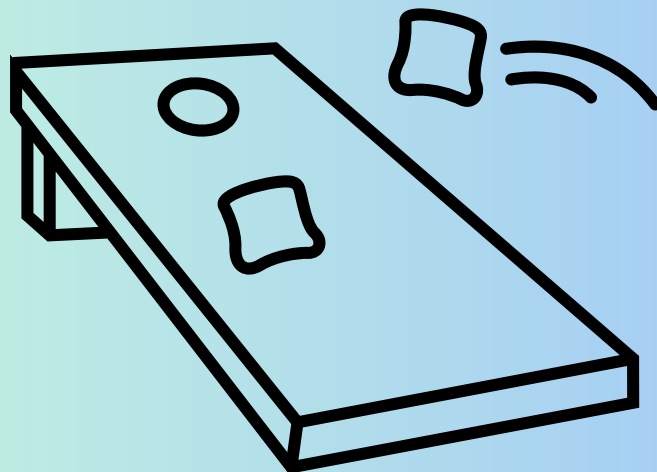


Thank you to the whole UCC crew!!

Cornhole

Ocean Dunes will soon have an activities area/playground we can take pride in. The newsletter will of course dedicate an in-depth article upon its completion. In this June issue, we are looking at the extremely popular “sport” of Cornhole. Not sure about the correctness of capitalizing “Cornhole,” but, in the research for this article, the name was consistently capitalized.

It is relatively obvious that Cornhole is one of the most popular outdoor games in the United States. Whether you’re hosting a family or company barbecue or just having some friends over on the weekend, Cornhole is irrefutably the most desired game to have available. However, for most Cornhole enthusiasts, the history of Cornhole is still somewhat of a mystery. As Cornhole has become such a popular game, many have laid claim to inventing the sport. However, legend has it that a fourteenth-century cabinet maker by the name of Matthias Kupperman created the game after watching children toss rocks into a nearby groundhog’s hole. Kupperman was said to have been so concerned for the safety of the children that he utilized his carpentry skills and designed a safer game for them to play. Where does “corn” come from? The abundance of corn made for a cheap weight for the bags—and a lot safer than stones!

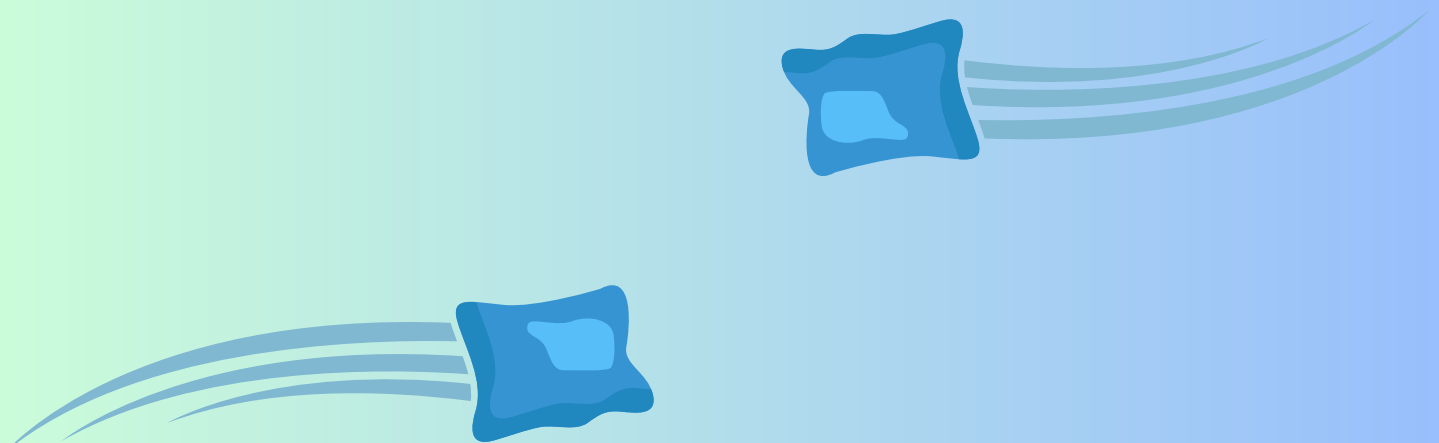


Cornhole began its popularity in the midwestern states comprised mostly of farmland because, you guessed it, more corn. However, the game Cornhole emerged as a favorite pastime in Cincinnati about 15 years ago and soon spread like wildfire to back yard barbecues, beaches, breweries, and campgrounds across the United States. Bars and pubs across the United States now host regular Cornhole tournaments. There are even Cornhole classes being taught across the country.

The game has grown in popularity everywhere because of its easy-to-understand rules and because you don't have to be an Olympic athlete to play a good game of Cornhole.

Cornhole has become so popular that the American Cornhole Organization's World Championships of Cornhole X have even received airtime on ESPN. Hosted at Harrah's Cherokee Casino Resort in North Carolina, players from around the country came to the Championships of Bags (COBS) to contend for five days of Cornhole with a \$50,000 cash prize at the finish line and ESPN was on-hand to catch every second of the action.

Can anyone else envision our having the Ocean Dunes Championship of Bags? (ODCB) Stay tuned and practice, practice, practice.



Meet your Neighbors - Wanda and Dan Csaky

Our neighbors, Wanda and Dan Csaky, in the 400 Building, spend as much time at Ocean Dunes as they can. They have a home in Ohio to be close to their family of four kids and six grandkids (all girls!), a must for the doting grandparents. In what may be a rarity, the Csakys lived fulltime at OD for a year-and-a-half, selling their Ohio place in 2021. In 2023, after gaining four more grandkids, they again bought a home in Ohio for love of family, so they were locals for a period. Now, they have the best of both worlds. The family comes down a couple of times a year and the grandkids especially enjoy swimming and playing in both the ocean and the outdoor pools. while Dan and Wanda are here mostly during the fall, winter, and spring, and they rent during the summer.



Meet your Neighbors - continued.....

Both Dan and Wanda are born and raised Ohioans. In 2011, they began their journeys to the North Carolina coast for vacations. First was Ocean Isle, NC, where they loved the lifestyle and realized they wanted to have a place which encompassed the laidback feel they got there. The children were not as enthused about Ocean Isle, so Wanda started looking for places from "Florida to Maryland." They got a realtor in the Topsail Beach area in 2015, but they were not finding exactly what they wanted. The two ventured down to Carolina Beach, got a realtor in the area, and by "fate" drove down to Fort Fisher browsing. Further fateful, to head back to CB, they turned around in the 2400 Building parking lot. Hmmm... These look interesting. Oops! >\$100,000 over their projected budget, their realtor sadly told them. Well, let's look anyway. And here they are, satisfied with no buyers' remorse. This was 2015 and, if ever there might be remorse, they would have just reason since, within the first five years, there were four hurricanes, the third producing significant damage. In 2020, they decided to renovate their entire unit and are enjoying the upgrades they made. In 2023, Dan took it a step further by redoing the kitchen himself.



When Dan isn't selling Medicare insurance, and Wanda isn't teaching online, they are hikers and bikers, and love the opportunities they have here in the area. They both strive to take daily walks on the beach, and Wanda goes to Carolina Beach State Park most days, especially enjoying the Sugar Loaf Trail. For those readers who may not know, Sugar Loaf is a rare "inland sand dune," which is a prominent pre-colonial feature.

Wanda and Dan love it here and are enjoying to the utmost with an active lifestyle and the joy that being in Ocean Dunes provides.

Ocean Dunes Cooks!

We're coming into the time of year that's ripe (pardon the pun) for Watermelon Salad. Below is one that is tried and true. Some pointers obtained from making this dozens of times: Don't add the feta until ready to serve. Rather than make the dressing, use a bottle dressing of your liking adding a bit of honey or sugar. One that doesn't need tweaking is Raspberry Vinaigrette, any brand. I usually use just mint, but many folks like both or just basil. Whatever you can get your hands on.

Honey-Lime Dressing

2-3 tablespoons honey

2-3 tablespoons lime juice

3-4 tablespoons quality extra virgin olive oil

Watermelon Salad

1/2 watermelon peeled, cut into cubes

1 English or Hot House cucumber, cubed (about 2 cupfuls of cubed cucumbers)

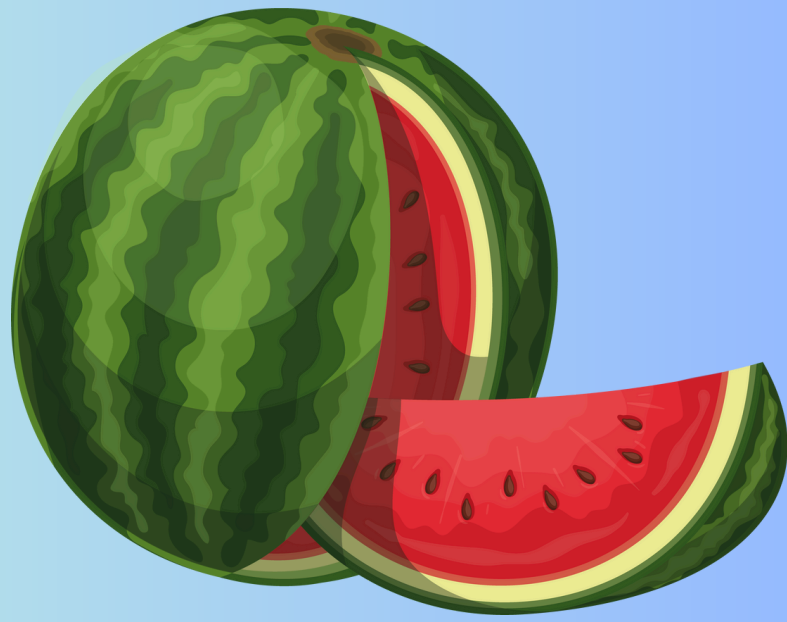
15 fresh mint leaves, chopped
and/or

15 fresh basil leaves, chopped

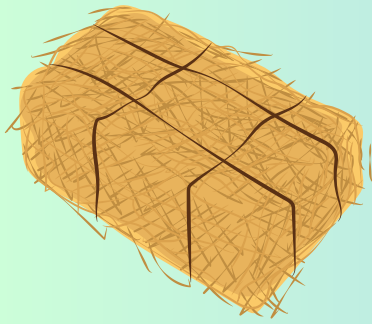
Red onion in extremely thin slivers (optional)

1/2-1 cup crumbled feta cheese, more to your liking

Whisk dressing. Pour over salad ingredients except feta. Chill. Top with feta right before serving.



- 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

LANDSCAPING COMMITTEE

Hobbs is working to complete the pine straw. They have had supply issues. As of 5/22 they laid 372 bales and hope to receive the remainder soon and finish prior to the holiday.

We had also noticed poison ivy adjacent to the rec center. As of 5/22 it has been treated 3x. It's a tough one to kill but they're on it!!

We are scheduled for tall tree trimming 5/30 (if able sooner). The most noticeable difference will be in the rec center area as well as some branches that are dangerously close to decks on 2200.

I'm new to the landscaping committee, if anyone would like to join please reach out. I'd appreciate the help!!

Kristen Roeder-LoMonaco

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.

We did get information that the town of Carolina Beach and Kure Beach will get a beach renourishment in the Fall.

AD-HOC COMMITTEE

The committee met on May 15th and discussed some initial improvements being made to the area.

The kid's playground area was 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. The playground was completed on May 22nd and the playground looks great

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

The committee and board also recommended that the shuffleboard area be repurposed into a cornhole playing area. Two sets of cornhole were bought and placed on the shuffleboard courts. The bags can be taken out from the rec center.

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

COMMUNICATION COMMITTEE

The committee met on May 15th and discussed the upcoming June newsletter.

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

In the June newsletter we will have an article about the game of cornhole and an update on the kids playground area.

If anyone has any suggestions for content in the newsletter we always appreciate the suggestions.

Thanks to the members of the committee for their participation.



BUILDING COMMITTEE

In better shape for the summer after focusing efforts on preparation during the winter and early spring. During this busy season, we will concentrate on keeping everything working and fixing things as need be. The hot tub is up; the indoor pool is up; the playground is up. Current happenings include: Adrian retiling the elevators. Tree trimming going on in late May, including the playground and around the grounds. Three new grills being installed at the outdoor pools. The outdoor showers being fixed and in operation--done! The usual "immediate action" events, i.e., the air conditioning unit in the rec center gym going out, making it a combination work-out room/sauna, being taken care of. Working on the building and grounds component of the reserve study, budget, and insurance claims. The insurance claims continue to be a drawn-out procedure with our treasurer and board members continuing to press every day. We will spend the summer getting ready for the fall work to be done, including Building 1000's full re-do. The contract has been awarded and the prep for the project has begun.



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

Mark Sposato - Treasurer

Kristen LoMonaco - 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>