



Welcome to Dunes South

What a difference a year makes! Today Dunes South is closer to its original grandeur than ever before. With only seven units remaining in the Revitalization Project, the curb appeal at Dunes South has greatly improved. With a little luck from Mother Nature, this fall and the spring of 2010 should complete the exterior of all the timeshare units.

This past fall the resort suffered from week long Nor'easters, causing a lot of erosion. Dominion Power informed Dunes South that two main transformers had to be relocated due to this erosion. The cost to the HOA for rewiring the units to the new transformers was not an item that had been added to the budget for 2009. As a result some of the interior work and item replacement had to be put on hold.

One of the repairs completed were the HVAC units. Comfort during your stay is important to you and to us. The heating and air units on all the houses are now upgraded with new more efficient air handlers and outside units. This project started at the end of 2007, continued through 2008 and was completed in 2009. Another issue tackled was mattresses. Many of the queen beds were upgraded to pillow top mattresses. The old crate style twins on a board were replaced. Many new bedspreads were purchased to top-off a more comfortable sleeping arrangement. Interior painting on eight of the three bedroom units was completed on the bedroom levels.

We had hoped to remove all the crate or This End UP furniture from the living areas. All but five of the units have real furniture now that will be more cozy and comfortable. If I am unable to complete these five units by years end, definitely in the spring of 2010 the crate furniture will be a thing of the past.

New carpeting was placed in three units. Carpeting is very expensive and in order to get the best pricing I really need to carpet at least 3 units at a time. 2010 and 2011 will bring about more carpeting as many of the high ticket items will have already been completed. We are continuing to have the carpets professionally shampooed a minimum of 3 times per year with spot cleaning on an as needed basis.

We are very much aware that some of the appliances look worn. However, they do still work in the manner in which they were intended. Therefore replacement of appliances in 2009 was put on hold unless the appliance breaks down. This winter should bring about new stoves and refrigerators in units 327 and 310 and a new stove in 312. Others may be added to the list by the end of the year.

Beach nourishment has been an expensive undertaking during the winter and spring of 2009. Dunes pushes, sand bags, truck loads of sand, new sand fencing and additional dune vegetation are all in the process of completion. This is a necessary step in protecting what you own at Dunes South. We all need to ask Mother Nature to be kind to Dunes South for a year or so to allow the vegetation to take root and the dunes to grow.

I know you have waited patiently, but I now ask you for just one more year. If you think back to December 2006 of the condition the resort was in when I took over. Then look at Dunes South today. What a difference two years and a few months have made. We work harder each year to improve the quality of your stay at Dunes South. If things are not always just as you would like, try to look forward to our ultimate goal.

We always appreciate your comments and suggestions on the Guest Inquiry. Please make notes and report to us your concerns, suggestions. We do listen and take your requests into consideration.

Have a great vacation!

Sincerely,

Angie J Jernigan, Managing Agent

