



Bald Head Association
P.O. Box 3030
Bald Head Island, N.C. 28461
(910) 457-4676 Fax (910) 457-4677

TAXES & ASSOCIATION DUES ON BALD HEAD ISLAND

To find out about or send the dues or taxes required from a property before it changes hands can contact the Bald Head Association to answer questions or receive direction on the most appropriate person to resolve their concerns. Requests for dues verification on individual properties must be received in writing.

Bald Head Island is divided into four master associations: BHA, Stage II Association, Harbor Association and Middle Island Association. Each of these requires dues of their property owners. Property owners pay taxes to the Village of Bald Head Island.

2016 BHA annual dues: \$345 for an improved property (with a home)
\$115 unimproved property
Contact information to send or verify dues: Bald Head Association
PO Box 3030
BHI, NC 28461-7000
(910) 457-4676 ext. 21 / (910) 457-4677 Fax

In addition, properties located in the following “neighborhoods” or areas may be subject to additional sub-association dues.

Flora’s Bluff/Killegray Ridge*	Timbercreek	Sabal Palm
Royal James Landing	Ibis Roost	The Villas
Lighthouse Landing	The Hammocks	

2015 Stage II Association annual dues: \$639 for an improved property (with a home)
\$213 unimproved property

In addition, any properties in Stage II located in the following “neighborhoods” may be subject to additional sub-association dues or assessments.

Killegray Ridge/Flora’s Bluff*	Braemar	Cape Fear Station (specific)
Cedar Court	The Grove	Keeper’s Landing
Loggerhead	Palm Court	Palmetto Court
Sumner’s Crescent	Surfman’s Walk	

Contact information to send or verify dues for the Stage II Association individual properties:
Alisa Compton, CAMS
(Community Association Management Services)
3960 Executive Park Blvd, Ste 8, Southport, NC 28461
office 910.256.2021 | fax 910.256.3794
acompton@camsmgt.com www.camsmgt.com

*Killegray Ridge/Flora’s Bluff pays dues to BHA, Stage II and to their neighborhood association

2016 Middle Island Home Owners Association annual dues:

Dues are for maintenance and insurance for the roads, marina and beach access for Middle Island.

Improved Lot – Forest \$2,041.00 yr.

Improved Lot – East Beach \$1576.00 yr.

Unimproved Lot – Forest \$1021.00 yr.

Unimproved Lot – East Beach \$788.00 yr.

Contact information to send or verify dues for the Middle Island Association individual properties:

Alan Reyner
11 Dogwood Ridge Rd.
BHI, NC 28461
alanreyner@gmail.com
BHI:457-7589
Home: 903-256-4583
Cell:803-609-3417

Harbour Village Properties Association annual dues:

\$730 for both improved & unimproved property

Contact information to send or verify dues for the Harbour Village Association individual properties:

Manager, Bob McKoy, Admin Assistant, Vicki Glover
Network Real Estate, Property Management Division
1029 N. Lake Park Blvd
Carolina Beach, NC 28428
910 458 8881
Toll Free: 800 830 2118/Fax 910 458 7773

VILLAGE TAXES SHOULD BE ADDRESSED AS FOLLOWS:

Administrator

VILLAGE OF BALD HEAD ISLAND

PO Box 3009

Bald Head Island, NC 28461

(910) 457-9700 / (910) 457-6206 Fax

2015-2016 Tax Rates per \$100 Evaluation

Bald Head Island Village \$0.663

Smithfield Township (BHI is in) \$.040

Brunswick County \$.485

Total \$1.188/\$100 evaluation

Southport \$.2456

Plus Smithfield Township \$.040

Brunswick County \$.485

Total \$1.1306 /\$100 evaluation