



Bald Head Association
PO Box 3030
Bald Head Island, NC 28461
910-457-4676 / BaldHeadAssociation.com

Association Dues & Taxes on Bald Head Island, NC

To find out about or send the dues or taxes required from a property before it changes hands, contact the Bald Head Association. Requests for dues verification on individual properties must be received in writing. There is a Homeowner's Association (HOA) transfer fee of \$150.00 per sale of a property.

Bald Head Island is divided into three master associations: Bald Head Association (BHA), Harbour Association and Middle Island Association. Each of these requires dues of its property owners.

2023 BHA Annual Dues:

1) Basic Assessment

\$570 for an improved property (with a home)
\$190 unimproved property

2) Special Assessment — Wildlife Overlook (Third and final year)

\$80 for an improved property (with a home) / total amount \$240
\$26 unimproved property / total amount \$80

3) BHA-managed Areas

In addition, East End properties located in the following “neighborhoods” or areas managed by BHA may be subject to additional supplemental dues. Contact BHA for information.

Braemar	Cape Fear Station	Cedar Court
The Grove	Keeper's Landing	Loggerhead
Palm Court	Palmetto Cove	Sumner's Crescent
Surfman's Walk		

Contact information to send or verify dues: Bald Head Association
PO Box 3030
Bald Head Island, NC 28461-7000
910-457-4676, ext. 21

These areas may be subject to separate, additional sub-association dues. BHA can help with additional contact information.

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

2022 Middle Island Association Annual Dues [Middle Island POA Board in process of updating 2023 dues; not available at this time]:

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

Improved Lot – Forest	\$2,081.00 / year
Improved Lot – East Beach	\$1,637.00 / year
Unimproved Lot – Forest	\$1,040.00 / year
Unimproved Lot – East Beach	\$819.00 / year

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

Karen Melchionni, President 17 Cape Creek Bald Head Island, NC 28461 familymel@aol.com 717-380-7707	Chuck Pardee, Accountant 4097 Spring Island Okatie, SC 29909-4040 pardee@islc.net 843-987-0552
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2023 Harbour Association Annual Dues:

\$708.10 for both improved & unimproved property, if payment received by January 15th.

\$730.00 for both improved & unimproved property, if payment received after January 15th.

Contact information to send or verify dues for the Harbour 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
bobmckoy@networkwilmington.com
910-458-8881 / Toll Free: 800-830-2118

7/1/2022-6/30/2023 Bald Head Island Annual Property Tax Rates

Bald Head Island taxes include the Village of BHI, Smithville Township, Brunswick County and, if applicable, MSD Zone A and/or MSD Zone B. The Village of Bald Head Island does not collect property taxes. Property owners pay all taxes to Brunswick County. If you have any questions about taxes for the Village of BHI, call 910-457-9700.

Base Tax Rates per \$100 Evaluation:

Village of Bald Head Island \$0.7213

Smithfield Township (BHI is in Smithfield Township) \$0.040

Brunswick County \$0.485

Total \$1.2463 / \$100 evaluation

Supplemental Tax Rates:

MSD Zone A \$0.0908

MSD Zone B \$0.0556

All Property Taxes Should Be Sent To:

Brunswick County
30 Government Center Drive NE
Bolivia, NC 28422
910-253-2729
800-222-0593
www.BrunswickCountyNC.gov

Bald Head Association
Dues Summary
2023

	Basic Dues	Supplemental Dues	2023 Special Assessment - Wildlife Overlook	2023 Total Dues	2022 Total Dues	Variance
	Lot/Home	Lot/Home	Lot/Home	Lot/Home	Lot/Home	Lot/Home
Master Association Only Lot	\$190		\$26	\$216	\$192	\$24
Master Association Only Home	\$570		\$80	\$650	\$575	\$75
Palmetto Cove Lot	\$190	\$217	\$26	\$433	\$403	\$30
Palmetto Cove Home	\$570	\$650	\$80	\$1,300	\$1,208	\$92
The Grove Lot	\$190	\$583	\$26	\$799	\$733	\$66
The Grove Home	\$570	\$1,749	\$80	\$2,399	\$2,198	\$201
Cedar Court Lot	\$190	\$0	\$26	\$216	\$192	\$24
Cedar Court Home	\$570	\$0	\$80	\$650	\$575	\$75
Palm Court Lot	\$190	\$0	\$26	\$216	\$192	\$24
Palm Court Home	\$570	\$0	\$80	\$650	\$575	\$75
Braemar Highlands Lot	\$190	\$0	\$26	\$216	\$192	\$24
Braemar Highlands Home	\$570	\$0	\$80	\$650	\$575	\$75
Loggerhead Trail Lot	\$190	\$0	\$26	\$216	\$192	\$24
Loggerhead Trail Home	\$570	\$0	\$80	\$650	\$575	\$75
Keeper's Landing Home	\$570	\$3,532	\$80	\$4,182	\$4,391	-\$209
Surfman's Walk Home	\$570	\$2,478	\$80	\$3,128	\$3,025	\$103
Units 1, 2, 11, 13 (SF 5 Alleys)	\$570	\$2,610	\$80	\$3,260	\$3,160	\$101
Sumner's Crescent Home	\$570	\$2,229	\$80	\$2,879	\$2,977	-\$98

CAPE FEAR STATION & KITTY HAWK						
<i>Alley properties</i>						
CFS SF 2 Lot	\$190	\$70	\$26	\$286	\$254	\$32
CFS SF 2 Home	\$570	\$210	\$80	\$860	\$761	\$99
CFS SF 3 Lot	\$190	\$53	\$26	\$269	\$246	\$23
CFS SF 3 Home	\$570	\$160	\$80	\$810	\$737	\$73
CFS SF 5 Lot	\$190	\$44	\$26	\$260	\$237	\$23
CFS SF 5 Home	\$570	\$132	\$80	\$782	\$710	\$72
CFS SF 7 Lot	\$190	\$48	\$26	\$264	\$241	\$23
CFS SF 7 Home	\$570	\$144	\$80	\$794	\$722	\$72
CFS SF 8 Lot	\$190	\$54	\$26	\$270	\$247	\$23
CFS SF 8 Home	\$570	\$163	\$80	\$813	\$740	\$73
CFS SF 9 Lot	\$190	\$51	\$26	\$267	\$243	\$24
CFS SF 9 Home	\$570	\$152	\$80	\$802	\$728	\$74
CFS SF 13 Lot	\$190	\$77	\$26	\$293	\$282	\$11
CFS SF 13 Home	\$570	\$230	\$80	\$880	\$845	\$35
CFS SF 21 Lot	\$190	\$112	\$26	\$328	\$317	\$11
CFS SF 21 Home	\$570	\$335	\$80	\$985	\$950	\$35
Kitty Hawk SF 1 Lot	\$190	\$62	\$26	\$278	\$261	\$17
Kitty Hawk SF 1 Home	\$570	\$187	\$80	\$837	\$782	\$55
<i>(Lots 5027 & 5029)</i>						
Kitty Hawk Lot	\$190	\$62	\$26	\$278	\$261	\$17
Kitty Hawk Home	\$570	\$187	\$80	\$837	\$782	\$55

CAPE FEAR STATION & KITTY HAWK

Non-Alley properties

CFS Eco-A, B, C; SF 1, 4, 6, 7 (5233 only), 10, 11, 12, 14, 15, 16, 17, 18, Com 5-A

SF-8 (Lots 5644, 5646, 5648, 5650, 5652, 5739, 5741, 5743)

Kitty Hawk (Lots 5031, 5033, 5035, 5039)

	Basic Dues	Supplemental Dues	2023 Special Assessment - Wildlife Overlook	2023 Total Dues	2022 Total Dues	Variance
	Lot/Home	Lot/Home	Lot/Home	Lot/Home	Lot/Home	Lot/Home
Lot	\$190	\$0	\$26	\$216	\$192	\$24
Home	\$570	\$0	\$80	\$650	\$575	\$75

Bald Head Association Supplemental Dues Coverage

2023

Neighborhood	Supplemental Dues Coverage
Braemar	No assets to manage so no supplemental dues required.
Cape Fear Station - alleys	Maintenance and replacement reserves for alley roadways, based on 15-year life; maintenance of tree canopy for emergency vehicle access.
Cape Fear Station - non-alleys	No assets to manage so no supplemental dues required.
Cedar Court	No assets to manage so no supplemental dues required.
Keeper's Landing	Pier/dock liability insurance and taxes; grounds maintenance; tree trimming; electricity for grinder pumps; maintenance and replacement reserves for roads, sidewalks, fences, retaining walls, sign, entry, boardwalks, dock and pier; enforcement of Secondary Covenants.
Loggerhead	No assets to manage so no supplemental dues required.
Muscadine Grove	Maintenance and replacement reserves for road and retaining wall; maintenance of tree canopy for emergency vehicle access.
Palm Court	No assets to manage so no supplemental dues required.
Palmetto Cove	Annual trimming of vegetation of footpath; maintenance and replacement reserves for dock and pier; pier/dock liability insurance.
Sumner's Crescent	Grounds maintenance; tree trimming; electricity for grinder pumps; maintenance and replacement reserves for sidewalk, retaining wall, sign, benches and road; enforcement of Secondary Covenants.
Surfman's Walk	Grounds maintenance; tree trimming; maintenance and replacement reserves for retaining wall, fences, gates and entry; enforcement of Secondary Covenants.

2023 BHI Homeowners Association Dues

Bald Head Association • PO Box 3030 • Bald Head Island, NC 28461

*Note: Where applicable, property managers should be contacted with neighborhood needs/daily concerns.
Presidents should be contacted for Board-level issues/concerns.*

Flora's Bluff Killegray Ridge	<p style="text-align: center;">Barbara Grant 571-359-0774 / fbkr67@gmail.com / fbkrhoa.com</p> <p style="text-align: center;">Accountant: Chuck Pardee / 843-987-0552 / pardee@islc.net 4097 Spring Island, Okatie, SC 29909-4040</p>	\$570 / Year + \$200 / Month	<p>Bch Accesses, Roads, Landscpg, Bdwalks. Exterminator: Contracted by Indivd. Owners</p>
The Hammocks Association	<p style="text-align: center;">Jeffrey Gaffney, President Stefanie Hubble, Community Manager 910-726-9829 / shubble@camsmgt.com Deanna King, Regional Vice President 910-239-1363 / dking@camsmgt.com</p>	See attached page*	<p>Taxes, Ins, Furniture, Home Goods, Housekeeping, Utilities, Int/Ext Maint., landscpg, Club Dues, Allowance for Legal. Exterminator: Rentokil (DBA JC Erlich) 877-761-3030</p>
Ibis Roost	<p style="text-align: center;">David Lent-Bews DLent-Bews@ResoluteInc.com</p>	\$570 / Year + \$280 / Month	<p>Swimming Pool, Garages, Exterior Painting. Exterminator: Jay Taylor 800-791-3901</p>
Lighthouse Landing	<p style="text-align: center;">Lighthouse Landing Association 9 Lighthouse Landing, Bald Head Island, NC 28461 Wyndham Eberle / 201-826-0979 / wyndiee@gmail.com</p> <p style="text-align: center;">Accountant: Chuck Pardee / 843-987-0552 / pardee@islc.net 4097 Spring Island, Okatie, SC 29909-4040</p>	\$570 / Year + \$825 / Quarter	<p>Misc. Landscpg, Bdwalk, Ext. Paint, Liability Ins for Common Areas, Floating Dock Maint, Area Lighting Maint, Taxes, Manager. Exterminator: Contracted by Indivd. Owners</p>
Royal James Landing	<p style="text-align: center;">Co-presidents: Phillip Ross (philrsl@gmail.com) and Steven Moff (mjs7557@live.com)</p> <p style="text-align: center;">Accountant: Chuck Pardee / 843-987-0552 / pardee@islc.net 4097 Spring Island, Okatie, SC 29909-4040</p>	\$570 / Year + See attached page**	<p>HOA: Ext. Maint., Landscaping, Pool, Building Exterior Homeowner: Deck, Sliding Doors, Windows & Interior Exterminator: Cleggs 910-278-9484</p>
Sabal Palm Cottages	<p style="text-align: center;">H. Lee Arritt Jr., President hlarritt@comcast.net</p> <p style="text-align: center;">Accountant: Chuck Pardee / 843-987-0552 / pardee@islc.net 4097 Spring Island, Okatie, SC 29909-4040</p>	\$570 / Year + \$575 / Quarter	<p>Ext. Painting, Power Washing, Neighborhood Maint. and Landscaping. Exterminator: Contracted by Indivd. Owners</p>
Timbercreek	<p style="text-align: center;">CAMS Attn: Stefanie Hubble 3960 Executive Park Blvd., Suite 8 Southport, NC 28461 910-454-8787 Office / 910-726-9829 Direct shubble@camsmgt.com</p>	\$570 / Year + A Units: \$1,212.59 / Mo. B Units: \$1,032.95 / Mo. (\$175.00 Set-up fee for new owners)	<p>Ext. Maint., Landscpg, Pool Maint., Flood Ins. on Ext Bldg, Liability for Grounds Only, Reserve Contribution. Exterminator: Cleggs (Outside Bldg Only) 910-278-9484</p>
The Villas	<p style="text-align: center;">Harper Heckman, President Office 336-387-5181 / Cell 336-317-7687 hheckman@nexsenpruet.com</p> <p style="text-align: center;">Accountant: Chuck Pardee / 843-987-0552 / pardee@islc.net 4097 Spring Island, Okatie, SC 29909-4040</p>	\$570 / Year + \$375 / Month	<p>Garden Islands, Irrigation Sys, Lagoons, Bridges, Roadways, Signage, Lighting. Exterminator: Terminix 252-617-2423</p>
Harbour	<p style="text-align: center;">Shari Beavers, President 107 Turks Head Court, Bald Head Island, NC 28461 shari.beavers@gmail.com</p> <p style="text-align: center;">Bob McKoy, Manager / Vicki Glover, Admin. Network Real Estate, Property Management Div. 1029 N. Lake Park Blvd., Carolina Beach, NC 28428 910-458-8881 / 800-830-2118 bobmckoy@networkwilmington.com</p>	\$570 / Year + \$730.00 / Year Home or Lot (\$708.10 / Year if received by January 15)	<p>HOA: Dock, Fence/Planters, Common Area Landscaping, General Admin. Village: Beach Access, Gazebo, Storm Water Detention Pond, Exterminator: Contracted by Indivd. Owners</p>

2023 Bald Head Island Homeowners Association Dues

Bald Head Association
Carrie Moffett
910-457-4676, ext. 26
Carrie@BaldHeadAssociation.com

Basic Dues:

Homes: \$570 / Yearly

Lots: \$190 / Yearly

Special Assessment — Wildlife Overlook (2023 is the final of three years):*

Homes: \$80 / Yearly (total amount \$240)

Lots: \$26 / Yearly (total amount \$80)

**The three-year special assessment of \$240/home and \$80/lot is for the replacement of the Wildlife Overlook that was destroyed by two hurricanes. The 2023 installment is the final of three installments of \$80/home and \$26/lot.*

SUB-ASSOCIATION DUES

***The Hammocks Association (Quarterly):**

BHA Dues Calculated into Hammocks Dues — NOT SEPARATE

2 Bedroom	\$2,203.86	(\$8,815.43 / year)
2 Bedroom with Crofter	\$2,460.10	(\$9,840.39 / year)
3 Bedroom	\$2,644.63	(\$10,578.51 / year)
3 Bedroom with Crofter	\$2,900.87	(\$11,603.47 / year)

Neighborhood Association Fees (Monthly, unless otherwise noted):

Flora's Bluff / Killegray Ridge	\$200
Ibis Roost	\$280
Club Villas	\$375
Lighthouse Landing	\$825 / Qtr.
Sabal Palm Cottages	\$575 / Qtr.

****Royal James Landing**

RJ Bldg 1-4 Units A&B	\$630.00
RJ Bldg 1-4 Units C&D	\$577.50
RJ Bldg 5-6 Units A&B	\$665.00
RJ Bldg 5-6 Units C&D	\$630.00
RJ Bldg 7 Units A&B	\$682.50
RJ Bldg 7 Units C&D	\$647.50