



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.

2015 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: \$480 for an improved property (with a home)
 \$160 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 \$0	Cape Fear Station (specific)
Cedar Court \$10/30	The Grove \$177/531	Keeper’s Landing \$2407
Loggerhead \$110/330	Palm Court \$29/\$87	Palmetto Court \$113/340
Sumner’s Crescent \$1517	Surfman’s Walk \$1707/2224	

Contact information to send or verify dues for the Stage II Association individual properties:
 Jennifer Elam, CAMS Property Management
 1612 Military Cutoff Rd, Ste 108
 Wilmington, NC 28403
 910.256.2021 jelam@camsmgt.com

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

2015 Middle Island Home Owners Association annual dues:

Unknown at this time. They are in transition to a mandatory association with higher dues that is responsible for maintenance and insurance for the roads, marina and beach access for Middle Island.

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

Pat Young, Young Realty
1743 Jewel Box Drive
Sanibel Island, FL 33957
239-691-7614

Harbour Village Properties Association annual dues:

\$707 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