



Island Report

Communication, Advocacy and Protection of BHI Property Values

BHA's Community Wide Standards and Evaluations

When one travels around Bald Head Island, it becomes apparent that BHI is like no other place. The integration of homes into the natural environment — be it the creek, forest or beach — is one of the reasons BHI is unique. For decades, it has been the responsibility of Bald Head Association to provide for the maintenance, preservation and architectural control of the exterior of BHI's homes.

To that end, BHA's Strategic Planning and Long Range Projects Committee recommended to the Board of Directors in December 2019 a plan for helping preserve BHI's property values through the use of annual evaluations of the Island's homes.

The Committee's reasoning was clear: aging houses lose their appearance faster; require more maintenance, at more frequent intervals, to meet Community Wide Standards (CWS); and negatively impact surrounding property values. The Committee went on to note that unenforced standards allow lax owners to skip needed maintenance and, if not addressed, that could allow BHI to slip into a downward spiral to "shabby."

Importantly, the Committee reviewed community wide standards from similar beach communities on the East Coast — Sea Pines, Kiawah Island and Amelia Island, to name a few.

As part of that investigation, Committee Chair Joe Hawkins came across what is perhaps the most significant comment from Shannon White, Director of Operations of the Kiawah Island Community Association: "A 40-year-old community that looks like a 40-year-old island community cannot be competitive."

With knowledge in hand, the Committee recommended to the Board that BHA begin conducting periodic evaluations of all of the Island's homes. Even a short drive through a neighborhood would allow BHA to identify properties in need of maintenance. The Committee further recommended that every property should be evaluated at least once a year.

BHA's Board adopted Community Wide Standards for its member properties in the summer/fall of 2018, and the Board has voted to begin conducting evaluations in early 2021 but would like to receive property owner feedback on the Standards prior to implementation. An opportunity to speak will be available at the October 12th and November 13th regular BHA Board meetings, which will be held electronically. The CWS are available on BHA's website (BaldHeadAssociation.com/news). For more information or to provide feedback to the Board, email Carrie Moffett at (Carrie@BaldHeadAssociation.com).

2nd Annual "Operation Re-Forest — We Forest"

From multiple hurricanes and an ice storm over just the last few years, Bald Head Island has lost a large number of trees, as well as leaving seedlings and other vegetation stressed, with their survival in question. According to BHI Conservancy's survey estimating Hurricane Florence's damage to trees on Bald Head Island, "Scaled-up total loss of trees was a median of 4,000 trees lost for Bald Head Island proper, not including the Coastal Reserve, with an additional 1,000 trees lost on Middle Island." Because trees, native vegetation and their root systems help with water drainage and wind protection, BHA kicked off "Operation Re-Forest — We Forest" last year as a way to help mitigate BHI's tree losses.

BHA will order trees the first of November and bring them to the Island for planting on BHA Common Area in early December. BHA encourages property owners to participate in

our second annual "Operation Re-Forest — We Forest" in one of four different ways.

- You can take advantage of BHA's bulk order cost and Island delivery to plant a live oak tree on your own lot.
- Plant live oak trees as part of your tree mitigation with the Architectural Review Committee (ARC).
- Plant a live oak tree on your own lot to honor a loved one.
- Purchase a live oak tree in honor of a loved one to be planted on BHA Common Area.

Plant a Tree!

Or two or three! Every Bald Head Island property owner who chooses to participate will have a direct positive impact on the Island they love, for generations to come.

Though spring brings thoughts of new plantings, that is the

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ARC Corner

Architectural Review Committee

DO NOT cut or trim trees and vegetation — ask ARC first!

Planning a renovation project or new construction?

Want to change outdoor lighting or fixtures?

Thinking about any landscape changes?

Ask ARC before any work begins!

Notice!

ARC office — open by appointment only

Email Karen Mosteller, ARC Coordinator, at Karen@BaldHeadAssociation.com or call Carol Collins, ARC Associate, at 910-477-7246.

Outdoor Recreational Equipment

Along with Bald Head Island's beaches, the Island is a great place for a variety of recreation activities. For basketball lovers on BHI, there is a basketball net and basketball available for everyone at the Public Safety Complex. It's located on the side driveway at 273 Edward Teach Extension. Please park in designated areas.

Did you know that portable recreation equipment such as soccer nets and basketball hoops should be removed when not in use and stored out of sight from the street and neighbors? Make sure that guests and renters know to do this, as well.

This is a good time for a refresher regarding guidelines for outdoor recreation equipment around your own property. The Design Guidelines are online at BaldHeadAssociation.com. Under "Recreational/Play Equipment" on page 126, it states:

The Bald Head Association is committed to the Island's ecology and recognizes the need to limit impacts on the natural environment.

1. Trampolines, skateboard ramps, jungle gyms, and other types of recreational/play equipment are not allowed.

2. Portable basketball hoops may be placed on a homeowner's property, but as a courtesy to others, it is requested that basketball hoops not be left permanently in the yard. Please remove them when not in use and store where they are not within view of the street or surrounding neighbors.

3. Temporary, sidewall or inflatable types of pools are not allowed.

4. Enclosures including, but not limited to, tents, canopies, temporary shelters, etc., are not allowed.

5. Firepits and outdoor fireplaces must be complementary to the natural island environment and an integral part of the overall design. Only liquified petroleum gas (LP) may be used as fuel.

In addition, items must not be placed on a Village street, private right of way or on an alley per Village Ordinance 26-124. And never obstruct emergency vehicle access.



Holiday Decorations

For upcoming holidays such as Halloween, Thanksgiving and Christmas, some property owners may be wondering about exterior decorations on Bald Head Island and what is compliant with the Design Guidelines.

Here are some important points to be aware of for any outdoor decorations you are considering. Visit BaldHeadAssociation.com for the Design Guidelines. "Decorative Items" are on page 118. You can also perform a key word search by clicking "CTRL+F" once the document is fully open, to bring up the search window.

- Exterior decorative items must be few in number and consistent with the general subdued and natural character of the Bald Head Island conservation consciousness.
- All exterior decorative items must be constructed of natural and organic materials and blend seamlessly within the home and landscape design. Colors should complement the natural surroundings.
- All exterior decorative items must be harmonious with the community aesthetic, site, home and surrounding environment.

Regarding exterior holiday lighting specifically, here is the guideline (on page 123 of the Design Guidelines):

- Holiday lighting is permitted from November 15 to January 15 only. Moderation is recommended. No holiday or string lighting is to be used for exterior decoration any other time during the year, including clear or white lights, nor is it permitted to be used to illuminate any exterior steps, porches, arbors, structures, etc., any other time of year.



Wildlife Overlook Update

After reviewing several bids, the building contractor for BHA's Wildlife Overlook on Stede Bonnet Wynd has been chosen — Trinity Builders BHI. Work to clear and prep the area has begun, and the entire area remains closed to the public for safety.

Stay tuned for more details and updates on work progress.

Continued from page 1 (2nd Annual "Operation Re-Forest — We Forest")

time their energy is focused on their top-growth. A strong plant root system establishes a healthy plant, which is why fall is the best time to plant new trees and shrubs. Cold weather below 55 degrees (at a depth of six inches) shuts down root growth. Proper soil preparation, planting, water regimens and mulching are all important steps to sustain a healthy tree and shrub, so work with your landscaping service provider to schedule planting preparation.

Live oak trees (6-8' tall) cost \$100 each, if you pick up and plant a tree on your own lot. If you pick up and plant a live oak tree on your own lot but also want to include it as an honor tree, the cost is \$115. If you simply want to purchase a live oak honor tree and have BHA plant it on BHA Common Area, the cost is \$135.

If you want to purchase and plant one or more live oak trees on your own lot, ARC fees are waived for this operation only, provided you email ARC with the number and types of trees to be planted. Email Carol Collins at CarolC@BaldHeadAssociation.com.

NOTE: If you're planting a tree on your own lot, call 811 at least three business days prior to digging, to have public utility lines located.

Next Steps — Email Order Deadline Monday, October 26

Simply email BHA to sign up, and you will be sent additional details, along with an online fillable form for BHA staff.

Email Carol Collins at CarolC@BaldHeadAssociation.com by **Monday, October 26, 2020, with "Operation Re-Forest" in the email subject line.**

Trees should be planted as quickly as possible upon delivery, so arrange in advance for the appropriate soil materials and labor assistance. Soil can be pre-ordered at Island Hardware by calling 910-454-0810.

If you plan on planting trees yourself, please review planting tips to help sustain the life of the tree, especially in its first year. It's important to use organic material appropriately, not dig too deep, water correctly and not cover the trunk base. For helpful tips on proper planting, visit the International Society of Arboriculture at www.treesaregood.org/treeowner/plantingatree.


Sub-association Neighborhoods and BHA-managed Drip-line Communities

In some BHI neighborhoods, property owners do not own the land around their home. If you live in a neighborhood with a sub-association, contact your president or representative about your interest to plant a tree. They will email Carol Collins. These neighborhoods include:

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

If you live in one of the BHA-managed drip-line communities, contact Pam Rainey (PamR@BaldHeadAssociation.com) about your interest to plant a tree. These neighborhoods include: Keeper's Landing, Surfman's Walk and Sumner's Crescent.

Thank You!

BHA is grateful for the support of the many volunteers to make this operation a success. And we thank BHI Limited for its continued support, again waiving the barge fees for tree delivery. 



Update Your Contact Information Now

BHA's owner portal is a unified software system that is specifically built for homeowner associations, called TOPS One. This customer relations management software allows BHA to manage better properties and property owner information, BHA Common Areas, vendors and the organization's financials, including both the assets that were conveyed to BHA as a result of the merger and the service areas that BHA now manages. A direct benefit to property owners is the software's module TOPS Pay, which provides a secure vehicle for automated, one-time or regular online payments with lower fees.

Through the portal, you can choose to sign up for TOPS AutoPay and have your annual assessment automatically drafted from your account. There is no charge if you sign up using a bank account; a small convenience fee applies for credit cards. Owners must sign up for TOPS AutoPay by December 31, 2020, for auto draft of the 2021 assessment. TOPS AutoPay cannot be used for quarterly payments. For property owners with assessment balances over \$1,000 who wish to make quarterly payments, please make arrangements by emailing BHA Bookkeeper Denise Eidal at Denise@BaldHeadAssociation.com.

BHA's 2021 annual assessment coupons will be mailed in early January 2021 and are due by February 15, 2021. For property owners who wish to pay their 2021 assessment online, you must

be enrolled in the member portal. For first-time enrollees, email Denise Eidal at Denise@BaldHeadAssociation.com.

The amount of the 2021 basic and supplemental assessments will be finalized as part of the 2021 budget development process and will be announced after the BHA Board approves the budget at its regular December 2020 meeting. Questions? Contact Carrie Moffett at Carrie@BaldHeadAssociation.com or 910-457-4676, ext. 26.

Signed up for BHA's owner portal yet?
Email today!

Make Sure BHA Has Your Current Contact Information

BHA's owner portal also allows property owners to view, add or change phone numbers and mailing addresses easily. Please make sure BHA has your current contact information by either reviewing your owner portal information or sending your name, mailing address, BHI address, phone number and email address to Diane Mesaris (Diane@BaldHeadAssociation.com).

BHI Community Directory — To Be Listed, You Must Opt-in

Though the release of the new BHI Community Directory being produced by BHA has been pushed back to 2021, go ahead and opt-in **NOW** to have your information listed in this valuable owner resource. To opt-in, return the online form located at BaldHeadAssociation.com to Diane@BaldHeadAssociation.com.



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A Bald Head Island Company



Bald Head Island Foreclosures

By Travis Gilbert, Programs Coordinator

At three moments in history, Bald Head Island found itself under foreclosure. In 1826, 1937 and 1976, financial hardships caused Bald Head Island to change ownership.

These three foreclosures shaped the history of Bald Head Island, and the repercussions are reflected in the Island's landscape and administration today.

Throughout much of the eighteenth and early nineteenth centuries, Thomas Landgrave Smith II and his heirs owned Bald Head Island. Benjamin Smith was the final Smith to own Bald Head. When Benjamin Smith died destitute in 1826, his estate foreclosed on Bald Head Island to John Holmes and John Walker to settle debts. Holmes and Walker's ownership of Bald Head Island inaugurated nearly one hundred years of absentee ownership. Under Benjamin Smith, the Island maintained its most exclusive years. Legally, only Smith and the lighthouse keeper were permitted to hunt or raise livestock on Bald Head Island. Other than the lighthouse keeper's cottage, Benjamin Smith's beach cottage served as the only private residence on Bald Head Island, as depicted by Joshua Pott's early nineteenth-century map. After the Smith family lost Bald Head Island, the Island lost its exclusiveness. By the mid-nineteenth century, maps depict several private homes on the Island, and newspapers chronicle commercial activities such as ship building. Thus, the death of Smith represents Bald Head Island's transition from a private island to real estate with commercial potential, unchecked by absentee owners.

Commercial activity began in 1914, when entrepreneur Thomas Franklin Boyd purchased Bald Head Island. Boyd envisioned a beach resort entitled "Palmetto Island" on Bald Head Island, inspired by the burgeoning beach communities of Wrightsville and Carolina beaches in New Hanover County. Boyd replicated the other beaches' amenities on Bald Head Island, including a dance pavilion, docking facilities and a hotel. Unfortunately for Boyd, Palmetto Island languished due to transportation difficulties, lack of investors and, eventually, hurricanes. By 1930, Brunswick County began foreclosure proceedings against Palmetto Island Company because of delinquent taxes. After several attempts by Boyd family members to retain the Island, Brunswick County gained possession of Bald Head Island in 1937.

Palmetto Island's failure and foreclosure ensured that Bald Head Island remained undeveloped during southeastern North Carolina's population surge during World War II. New Hanover County's population more than doubled during the

world war, and this population surge spilled into southeastern North Carolina's beaches. At Wrightsville Beach, the wartime population surge propelled the beach community into modernity. During the 1940s, the original trolley service to the beach strand ended in favor of automobiles, the first post office and police



department were established, a modern sewer system replaced septic tanks and the Harbor Island USO entertained servicemen. Farther down the coast, Carolina Beach experienced similar growth, and another USO building appeared in Southport. Undoubtedly, if Bald Head Island were successfully developed by Boyd in the years preceding World War II, the wartime growth experienced by other beaches would have been replicated at Bald Head Island.

Over fifty years after Boyd's dreams failed, the newly incorporated Carolina Cape Fear Corporation purchased Bald Head Island in 1971 to begin where Boyd left off. Yet, like Boyd, the corporation ended in the foreclosure of the Island to the corporation's chief investor, Builders Investment Group, an unincorporated business trust. A lasting effect of the Carolina Cape Fear Corporation's foreclosure is the development of Middle Island as a separate, distinct community from Bald Head Island proper. In 1974, CCFC created a limited partnership

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Chad Huneycutt, agency owner

Bald Head Island Homeowner

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Living the BHI Conservancy Mission

By Emily Eldridge, Marketing & Communications Specialist

The year 2020 has been full of changes. This year, the Bald Head Island Conservancy is excited to share with you our new mission — “We Discover, Learn, Conserve and Preserve!” Hear from members of our community about how they are living our mission each and every day.

Lauren Schaale, BHI Conservancy Coastal Scientist:

In the fall of 2015, I was a Conservation/Education intern. Now, I have been the Coastal Scientist from May 2019 to present. What I like most about my work is that every day is different. I work with a lot of great people, and I am gaining knowledge and learning different skills that I may not be able to learn at another organization. The Conservancy does many things and touches every ecosystem that this small barrier island has to offer. We work on a number of different projects in each of these ecosystems, which keeps things exciting and interesting.

I personally strive to “Discover, Learn, Conserve and Preserve” while I am at work because every day is a new day with new discoveries and learning opportunities. I “Discover” new facts about our Island wildlife. I “Learn” about new equipment and data analysis techniques for our projects. I “Conserve” the species I interact with and study, and I “Preserve” the ecosystems I work in by educating others and leaving a small carbon footprint.

Hollie Hart, Volunteer Nest Monitor Coordinator:

Our family has been part of the Bald Head Island community for 11 years. We spend every summer on the Island, and this year we are staying through the academic year for remote instruction. The BHI Conservancy has offered something new for us to “Discover” and “Learn” every year at every age — from Island tours when the children were very young, to crabbing and fish netting, then summer camps, kayaking the creeks, the bald eagle tour and on and on.

The BHI Conservancy continues to shape our understanding of the ever-changing ecology of our treasured Island and the importance of “Conserving” and “Preserving” our unique habitat.

One of the things we find most unique about Bald Head Island is its constantly evolving ecology. Dr. Shank and the staff of the BHI Conservancy have a deep understanding and breadth of expertise in the ecologies of the saltmarsh, maritime forest and dunes. The science-based research activity led by the BHI Conservancy is critical to our barrier island’s preservation and sustainability. The BHI Conservancy also plays a critical role in engaging and educating the Bald Head Island community on the importance of barrier island science.

This is our fourth season monitoring nests, and I currently serve as the Volunteer Nest Monitor Coordinator. I also serve on the board of the BHI Conservancy. We “Discover” something

new with every nest we interact with. We “Learn” through our interaction with the sea turtle program coordinator (Sea Turtle Paul) and the fabulous sea turtle interns. My son, Sam, is participating in this year’s inaugural teen nest monitor program and soaking up sea turtle biology lessons from the interns. This year we are “Learning” about the Island’s unique bird population (including the Wilson Plover, which is decreasing in population) from the BHI Conservancy’s bird expert Lauren Schaale. We



“Conserve” by interacting with the public at nest hatching events and sharing our knowledge about the importance of Bald Head Island’s beaches and the loggerhead sea turtle population. We “Preserve” by helping in big and small ways to protect Bald Head Island’s ecosystem, from picking up trash from the beach and in the forest to helping to educate the community about the importance of not disturbing dunes or fishing in the lagoons.

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Village of BHI Updates

REMINDER — Please Use Your Post Office Box Number

If you have a post office box at the Village Post Office, please remember to use that PO box number when you have folks send you mail and packages. Island Package Center and Post Office (IPC/PO) staff do not organize mail and packages by physical address, and it slows down processing when they must look up recipients to determine the post office box number.

Flood Protection

The Village of Bald Head Island participates in the National Flood Insurance Program’s (NFIP) Community Rating System (CRS). The CRS is a voluntary program for recognizing and encouraging community floodplain management activities exceeding NFIP standards. Participating in the program can result in the reduction of flood insurance premiums, can result in the reduction of flood damage to property, strengthens and supports the insurance aspects of the NFIP and encourages a

By Carin Faulkner, Village Public Information Officer

comprehensive approach to floodplain management. One of the CRS activities that the Village has implemented is the Program for Public Information (PPI).


For more information about flood protection, history of flooding on BHI, preparing for a flood, and additional resources, visit <https://villagebhi.org/residents-owners/learn-about/flood-protection>. For more information about flood safety or the NFIP, visit www.floodsmart.gov and www.ready.gov/floods.

Village Employee Service Awards

The Village would like to recognize several employees who have served the Village for five or more years. They include:

15 YEARS: Ken Bowling, David Suther, Charles Trott and Wayne Ingram (all from the Utilities Department).


10 YEARS: Paul Swanson (Public Safety) and John Parker (Public Works).

5 YEARS: Ivan Rodbell and Clay Brendle (Public Safety); Joe Forte (Contractor Services). 

Village Docks after Hurricane Isaias

Following Hurricane Isaias, the Village’s dock at the Creek Access on North Bald Head Wynd sustained minor damage but has remained open to the public.

The Marina Park dock is currently closed until further

notice, due to damage from the hurricane. The Village will be seeking a permit to reconstruct a portion of the dock into a “T” configuration. Stay tuned for additional information. 



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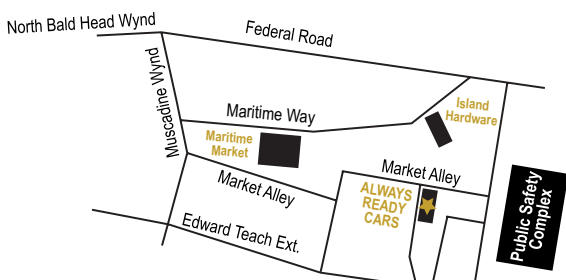
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BHI Transportation Authority September Update

At its regular September meeting, the BHI Transportation Authority (BHITA) welcomed new trustee Claude Pope, who was appointed by the Village of BHI to replace John Fisher, whose term had expired. Treasurer David Jessen reported that the Authority’s annual audit, which is required to be received by the Local Government Commission annually by October 1st, is nearly complete. BHI Limited CEO Chad Paul discussed the impact of COVID-19 on the operation of the transportation system. He reported that ferry ridership for the month of August represented 82% of 3-year historical demand, with ferries running at 50% capacity of 75 passengers plus crew. This is

lower than the 86% previously reported for both June and July. The number of days that individuals are parking on the mainland increased over historical demand, indicating that people are staying on BHI longer. Revenue is ahead year-to-date on parking and barge operations while ferry operations are behind — again, perhaps because people are staying on the Island longer. Paul also reported there have been no confirmed COVID-19 cases among employees.

The next meeting of the Authority is October 21st at 9:15am and will be held electronically. Contact Daralyn Spivey at dspivey@villagebhi.org with questions. 


Continued from page 7 (Living the BHI Conservancy Mission)

What I love most about the BHI Conservancy is Dr. Shank and his incredible staff and interns, particularly their never-ending willingness to share opportunities for my family to “Discover, Learn, Conserve and Preserve.” These folks share a remarkable passion and dedication to Bald Head Island, and we are incredibly fortunate to have them as part of our community.

The Plotts Family, members of the BHI Conservancy:

My family loves the Conservancy. Whenever something cool happens on Bald Head Island, we always say, “It’s the magic of Bald Head!” The Conservancy embodies that magic. From the amazing methods a mother turtle uses to nest, to the boil itself. It truly is a magical experience. I will never forget the look on my kids’ faces when we saw our first boil. Pure joy, and it doesn’t fade, no matter how many boils we see. I’ll do anything to see that look on our kids’ faces again and again!

We believe in and love the mission that the Conservancy is aiming to accomplish. We believe our ecosystem is very important to protect. We only have one planet, and one Bald Head Island. We need to do all we can to preserve and protect this special land.

Our kids are very eager to discover, learn and ask lots of questions. They are passionate about sharing the knowledge they have learned from the Conservancy programs and are always looking for ways to fundraise and support the Conservancy and the Island we love so much. So, as soon as we saw the Next Generation Club, we signed our kids up right away. We’ve always told our kids that they are the next generation and that it will be up to them to come up with solutions to tough problems. What better way to help embody that spirit, than to join this club and be a part of the Island all year long. 



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2021 Annual Meeting

On the last Saturday of every January, Bald Head Association holds its Annual Meeting of members as required by its Covenants. Historically, this “standing-room only” event is an opportunity for property owners to learn about the previous year’s opportunities and challenges faced by BHA and also those of the Island’s major entities, such as the Village of BHI, the BHI Club and BHI Limited, among others. The annual meeting is considered the anchor for many other organizational annual meetings and events, including those of the BHI Conservancy, the Villas, the Village Chapel and BHA’s long-running Smith Island Social.

With the current order by Governor Cooper limiting the number of individuals to 25 while indoors, it seems hard to imagine that the format of this year’s events can remain the same even if the COVID-19 infection rates improve.

That said, BHA’s Board of Directors has made the difficult and prudent decision to hold the 2021 Annual Meeting electronically rather than holding it at the Association Center, as has been the

tradition for two decades now. More information on voting is forthcoming, but property owners should be aware that voting by proxy will be more important than ever this year. Voting will take place primarily online, but paper proxies will be made available upon request. There will be no ballots available on the day of the meeting.

It’s unclear today what the impact will be for any of the other activities or annual meetings traditionally held on “Meeting Weekend,” but BHA is working to develop an online format that will be informative, engaging and meaningful for property owners. Hold the date of Saturday, January 30, 2021, on your calendar and watch for more information in the December and January *Island Reports*. In the meantime, make sure your contact information (including email address) is up-to-date by checking the owner access portal or contacting Diane Mesaris at Diane@BaldHeadAssociation.com. (If you haven’t signed up for the owner access portal, contact Denise Eidal at Denise@BaldHeadAssociation.com.)



TIDBITS:

(Noun) a small and particularly interesting item of information.

BHA Welcomes New Village Councilor

BHA welcomes new Village Councilor Scott Gardner, who was sworn in at the Village Council meeting on September 18, 2020. Mr. Gardner replaces the Village Council seat vacated by Jim Bonica. And BHA wishes Mr. Bonica well in his future endeavors.

Grills on Bald Head Island

Grills for cooking potentially present a fire hazard, which is dangerous for any area and especially true for a barrier island. This is a good time to review the Village of BHI’s Ordinance covering grills, which can be found at villagebhi.org. For any questions, contact the Village of BHI at 910-457-9700. Gas, charcoal and smoker grills are allowed on Bald Head Island with these caveats:

- Such appliances shall be located at least ten feet from any structure.
- Shall not be located upon any deck attached to such structure or underneath any such structure.

Sewer Grinder Pump Alarm

If there is a problem with your house’s sewer grinder pump, the alarm on the control box is your signal to immediately call the Village of BHI Utilities Department. Typically, the red alarm light stays on constantly, and a very loud alarm constantly buzzes. Sometimes, the red alarm light can come on and go back off a few minutes later. If either scenario occurs, call **910-457-7350 during normal hours.**

After hours, call 910-616-7716. If you have to leave a message, include your BHI address, phone number and if the red light is constant or not.

After you have notified the Utilities Department, the alarm can be silenced by pressing the button on the bottom of the control box. **NEVER** go inside the control box.



BHI Real Estate — the Inside Scoop

Working with a realtor who is familiar with your area has many advantages. This is especially true for properties on Bald Head Island since it is a barrier island and has additional logistics for simply coming and going. New BHI property owners need to navigate bulky item transport, service providers and more. There are also covenant and deed restrictions to understand, plus some neighborhoods have secondary covenants. A realtor should fully represent you and assist you with this type of essential information.

Though Bald Head Island may be relatively small, guidelines that are in place to protect the island as a whole can be complex. Again, a realtor who knows the ins and outs and is familiar with BHI and its complexities is an essential resource.

When you’re selecting a realtor to buy property on BHI, do your due diligence to ensure that you select one who will not only represent your interests but also help you with valuable BHI-specific information.



VILLAGE CHAPEL
of Bald Head Island

Village Chapel of BHI Update

By Kevin Arata, Board of Trustees (Communications Chair) for The Village Chapel of Bald Head Island

Throughout the pandemic, The Village Chapel remains open as a source of peace and beauty to residents and visitors alike. Chapel Trustees also recognize the ministerial graces the Chapel brings to its worshipers, and an October 2020 relaunch of communal services is currently in the planning stages. For everyone’s safety, we will monitor the situation closely and continue to adhere to prevailing health guidelines. This return to communal worship will require innovation and adaptation, and a different kind of thinking. Planning also includes creating options for those unable to attend in person. We ask for your prayers, grace and continued support as we plan.

The Village Chapel has a unique culture and history, with no full-time minister or denominational hierarchy on which to rely. Both human and financial resources are limited. During this pandemic, Chapel Trustees remain committed to the mission and vision of the Chapel as well as meeting the needs of our Chapel family, protecting our staff and volunteers and serving the vulnerable in our community.

This is a difficult time for all of us — as a nation, as a state, as an island and as a Board. We are continually evaluating our new normal in this ever-changing situation. Given our small indoor footprint and large community of worshipers, the steps taken to this point are both prudent and necessary for everyone’s safety. We will find ways to adjust and accommodate as we navigate these challenging times together.

For more information, or to learn about the various volunteer opportunities at the Chapel, please contact the office at chapelbhi@bellsouth.net or 910-457-1183. You may also contact Chapel Board President Mary Jo Walker at maryjowalker.bhi@gmail.com or 770-356-5423 with suggestions for the return to communal worship.

Continued from page 5 (Bald Head Island Foreclosures)

entitled “Middle Island Associates.” The purpose of Middle Island Associates was to raise much-needed money for the struggling CCFC by selling 860 one-acre units on Middle Island for \$1,000 each. In turn, each investor received a promissory note from CCFC, payable on August 31, 1977, at 2% interest above prime rate. Carolina Cape Fear Corporation admitted that the partnership was “highly speculative,” and if the corporation defaulted on its outstanding loans, the partnership forfeited the property. As foreshadowed, the corporation defaulted; however, the legacy of Middle Island Associates lies with removing Middle Island from Phase I or Phase II of Bald Head Island’s development. This legacy came to fruition on May 11, 1978, when the subsidiary corporation of Builders Investment Group sold Middle Island to Young Realty Corporation, Inc., who began developing the barrier island as “Middle Island Plantation.”

Bald Head Island’s property owners watched the demise of Carolina Cape Fear Corporation with fear over the future of their investments and assets. As a result of the corporation’s foreclosure proceedings, Bald Head Island’s property owners organized to create a property owner’s association that lobbied on behalf of their interests. On January 28, 1975, Dr. Thad Wester, an original home owner, sent a letter to property owners in order to gauge interest. By March, the beginnings of Bald Head Island’s property owner’s association (POA) was formed, and representatives from both Carolina Cape Fear Corporation and Builders Investment Group addressed the property owners at their first meeting. That POA ultimately became the Bald Head Association in April 1982.

In conclusion, the foreclosures of Bald Head Island wrought lasting effects on the Island’s landscape and organizations. Upon the foreclosure of Benjamin Smith’s estate in 1826, Bald Head Island lost its exclusivity and opened the door to commercial activity. When commercial activity began, two developers foreclosed on Bald Head Island. Boyd’s foreclosure ensured that Bald Head Island remained undeveloped during southeastern

North Carolina’s population boom during WWII, and Carolina Cape Fear Corporation’s foreclosure altered the administration of Bald Head Island to include Middle Island Plantation and the Bald Head Association. In hindsight, these foreclosures are not failures but temporary setbacks that collectively achieved a greater good in the end.



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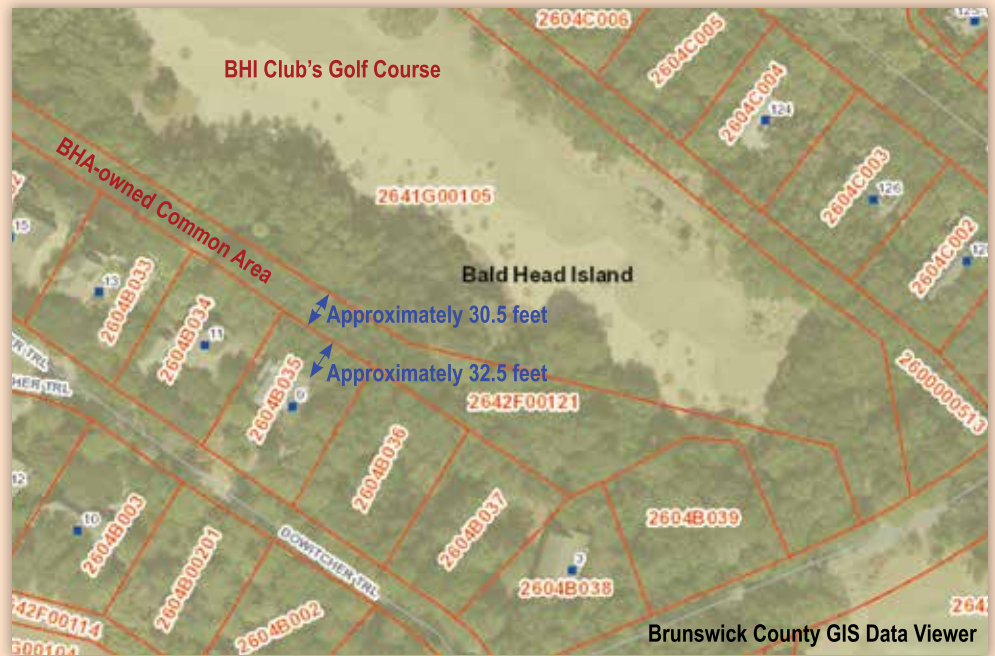


New to BHA? Know Your Lot Lines

Do you know where your lot lines are? If you're looking for an approximate area and do not have your property survey, Brunswick County has a GIS data viewer on their website.

In the example image here, the distance from the rear of the house to the end of the lot line and beginning of Common Area is approximately 32.5 feet. The Common Area distance is 30.5 feet.

Visit www.BrunswickCountyNC.gov. From the "Department" menu, select "GIS." Then select "GIS Data Viewer." From there, you can zoom in to your property and use the "Measurement" tool across the bottom. This serves as an approximation only. For specific lot measurements, always refer to your property survey. If you did not order a survey during the closing of your property, consider getting one (a list of surveyors can be found on our website at BaldHeadAssociation.com/surveyors).



For assistance, contact BHA Executive Director Carrie Moffett at Carrie@BaldHeadAssociation.com or 910-457-4676, ext. 26.

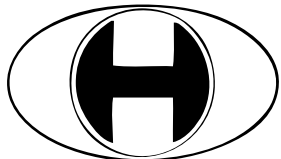
Keep in mind that any plans for landscape changes on your lot must be submitted to and receive approval from the Architectural Review Committee (ARC) prior to any work. Lots may be bordered by neighbors, BHA Common Area or sub-association land. When in doubt, check with ARC first. Email Carol Collins at CarolC@BaldHeadAssociation.com.

Be aware if an adjacent lot is owned by the Smith Island Land Trust (SILT), the bollard sign identifies it as such and is managed by the BHI Conservancy. SILT is a subsidiary of Bald Head Island Conservancy (BHIC) and operates as a 501(c)(3). Unwanted lots on Bald Head Island can be donated in perpetuity to SILT. These properties are deemed to remain as is, with no cutting or clearing of any kind allowed. If a tree falls on one of these properties, it remains where it lies to decompose naturally. SILT lots are subject to BHA Covenants and any deed restrictions regarding their natural state. And conservation easements require pre-approval from the Conservation Trust for North Carolina.

BHA Violations YTD 2020: 49

- Community Wide Standards (CWS) 8
- Clear-cutting and mulching over valuable barrier island understory 9
- Work done outside of ARC approval 11
- Commercial use of residential property 4
- Lighting 5
- Others (storm shutters, debris, visible boat, decorative item and item affixed to tree) 12

Henson Building Corporation



Steve Henson
Owner & BHI Resident

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Steve@tshensonbuilders.com
tshensonbuilders.com

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"A man's accomplishments in life are the cumulative effect of his attention to detail." ~ John Foster Dulles

Maritime Mosquito Misting

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Bald Head Island, NC 28461
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maritimemosquitomisting.com
MaritimeMosquitoMisting@gmail.com

*Loved ones
we have lost
in 2020*



Dr. Robert Lansing Timmons

Dr. Robert Lansing Timmons passed away on August 9, 2020, and a memorial service will be held at a later date.

Dr. Timmons was born in St. Louis, Missouri, and graduated from Deerfield Academy Prep School before entering the US Navy during WWII. There, he served on the USN Noble in the Pacific and was honorably discharged in 1944. He then entered Yale University for his undergraduate study. After graduation, he went on to Harvard Medical School to pursue his medical degree. Next, he attended the University of Michigan for his neurosurgical residency.

After he obtained his Doctorate in Medicine, he went to UNC-Chapel Hill, where he worked as an associate professor with the School of Neurosurgery. In 1972, he moved to Greenville, NC, and worked as an attending neurosurgeon with East Carolina University. He then made the decision to move into private practice at East Carolina Neurosurgical Associates, where he remained until his retirement in 1990.



Photo by Bob Hart.

Upon his retirement, Dr. Timmons and his wife, Sylvia, moved to Bald Head Island, NC, where he served as President of the Bald Head Association Board of Directors from 1995-1996 and as a member of the Village of BHI Council. In addition, he was a conservator of the Bald Head Island woods, a member of the BHI Conservancy and a volunteer fireman. Robert loved everything about Bald Head Island. He spent the majority of his time volunteering and maintaining the prosperity of the Island. He loved a cold beer and riding in his golf cart with his beloved

dog, Winston. As a man who loved his wine, he and Sylvia

hosted many events featuring food and wine from different countries. It was not unusual to find their home full of their many friends. He was an avid sailor and spent a considerable amount of time out on the water with Sylvia, his first mate. When sailing became too difficult, they turned to croquet, where he could be seen outside in fair weather wearing his whites. He and his wife moved back to Greenville in 2015, where they remained until his death. He will be known as a wonderful husband, father, grandfather, friend, teacher and physician.

On behalf of the Village of Bald Head Island, the Village Council adopted a proclamation on September 18, 2020, extending its sincere sympathies to the family and friends of Dr. Timmons, upon his passing and whereas Dr. Timmons served this community in various capacities.



Photo courtesy of the Bald Head Association from its 30th anniversary celebration of the Association's formation.

Robert Daffer

From The Village Chapel of BHI:

It is with deep sadness that we announce the passing of Bob Daffer on July 8, 2020, after a brief illness. Bob's many contributions to the Island and The Village Chapel over the years are too numerous to list.



Photo courtesy of The Village Chapel of BHI.

Through his company, R.A. Daffer Church Organs, Inc., Bob ensured that The Village Chapel had exceptional organs that enhanced our worship experience. His smile, his warm hugs and his beautiful music on Sunday mornings will be missed by all of us. There will be a celebration of Bob's life in spring 2021. Our prayers are with Jeff and the entire family.

Jack Marvin Bedford Cox

From Ben Comer:

It is with a heavy heart that I report that my stepfather Jack Marvin Bedford Cox passed away August 28, 2020, from COVID-19.

Many of you on BHI will remember him from the 1990s and 2000s as owner of the Jack Cox Group, one of the early independent realtors on the Island.

Jack was a "bigger than life" personality and seemed invincible, having served in Vietnam as a Chinook chopper pilot responsible for dropping off and extracting troops on the front lines and in the jungle where he often landed or took off under enemy fire. He was always plainspoken and never afraid to share his opinion. He loved exploring the world on his motorcycles and toured New Zealand, Hawaii and Europe. Right up until he

Continued on page 17



James Elmer Harrington Jr.

James E. Harrington, 92, passed away on January 1, 2020, at his home in Southern Pines after a brief illness. Harrington was a businessman whose governmental service included the leadership of North Carolina departments during the administration of two governors.

Harrington held positions leading the development of Bald Head Island, where he made his home for many years. He served as Secretary of the NC Department of Environmental & Natural Resources from 1973-1976 under

Governor Jim Holshouser and served as NC Secretary of Transportation from 1985-1989 under Governor Jim Martin.

Among the many accomplishments under his leadership were the establishment of the North Carolina State Zoo; state and federal recognition of the New River as a natural and scenic resource; the opening of the state's first overseas trade offices in Canada and Germany; the enactment of the NC Coastal Area Management Act (CAMA); the enactment of the state's Highway Trust Fund and the securing of dedicated, recurring funding for public transportation; the state rail program; and the NC Division of Aviation.

From Mary Harrington Tomaszewicz, the second of Jim Harrington's five children: "My family has been coming to Bald Head Island since the mid-1980s, when Dad was charged with developing the initial infrastructure and general operating systems. He loved it there more than anywhere, especially once he made Bald Head Island his permanent residence for at least a decade. He took ownership of every sunset over the Cape Fear River. 'See?' he might say. 'I ordered this up just for you.' When I think of my Dad living on Bald Head Island, the most prominent image is 'the wave.' Dad waved to every golf cart, pedestrian, truck and bicyclist who passed — every day, every time. In his later years, he didn't leave the house much except to make the daily trip to the Post Office where, if he was lucky enough to find a dog, he would feed it a Greenies biscuit from the bag he kept in the cart. On the way home, more waves."



From: Mollie Harrington-Weaver

"This photo is at the opening of the I-40 extension from Raleigh to Wilmington. Dad was the NC Secretary of Transportation (1985-1989) at the time, and under his watch this section of highway was completed. We all 'knew' that it was so he could quickly get from Raleigh to Bald Head Island. Bald Head Island was most certainly his 'home' and happy place. When we first came with Dad to Bald Head Island, there were no paved roads and no marina. Old Baldy had 'no windows' on the upper lookout, as I remember standing in the open air and the wind howling and blowing our hair in a thousand directions.

"I think most of Dad when I see the 18 miles per hour speed limit signs, which were his designation. I think it most embodies him as most of the world moves too fast and we all need a reminder to slow down. Dad was not a loud or fast person, but certainly, the room listened when he spoke. Bald Head Island was the one place where time really did slow down and he found peace."

Dr. William Bryan Waddell

From The Village Chapel of BHI:

We are deeply saddened by the loss of Dr. William Bryan Waddell, age 89, of Bald Head Island, North Carolina, who passed away on August 24, 2020.



He is survived by his wife, Emily Hill; his son, Bryan (Laura) Waddell; his daughter, Holly (Tom) Marchisello; his two brothers, Kenneth (Elaine) Waddell and Robert (Carolyn) Waddell; his sister, Doris (Jeff) Morris; and his two grandchildren, Jordan Waddell and Harrison Waddell.

Dr. Waddell lived on Bald Head Island for 23 years after moving from Galax, Virginia. He attended The Village Chapel of Bald Head Island, where a celebration of life service will be held at a later date.

In lieu of flowers, the family requests donations be made to The Village Chapel of Bald Head Island (VillageChapelofBaldHeadIsland.org) and click on "Donate" and add Bill's name to the notes section or by mail to The Village Chapel of BHI at PO Box 3035, Bald Head Island, NC 28461).

Fond memories and expressions of sympathy may be shared at www.peacocknewnamwhite.com for the Waddell family.

Continued from page 16 (Jack Marvin Bedford Cox)

contracted the virus, he was still enjoying riding his motorcycle through the Georgia mountains. Perhaps he is riding in heaven now. We know that he had Jesus in his heart and was ready to go.

In recent years Jack volunteered at the VA hospital, counseled servicemen with PTSD and served our men in uniform. We will miss Jack.

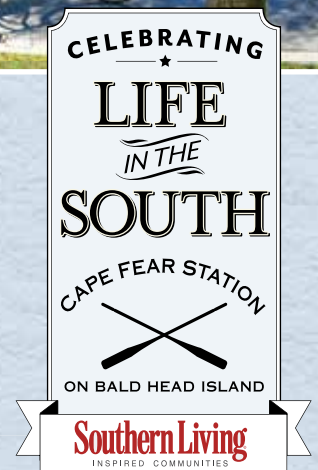
Meet *Southern Living's* Inspired Community of the Year



The word is getting out... Bald Head Island's *Southern Living* Inspired Community in Cape Fear Station was recently hailed the **Community of the Year** by the magazine.

Only a handful of communities meet *Southern Living's* strict criteria for "charm, taste and Southern spirit embodying a distinctive pride of place." Located just a stone's throw from the Atlantic Ocean, each specially designed home in the community is built by Whitney Blair Custom Homes, two-time winner of *Southern Living's* Custom Builder of the Year award.

Watch a video about this exciting new neighborhood on our website, and contact us today to learn more and schedule a personalized tour.



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BHI Questions? Moving Bulky Items on BHI

If you need to move bulky items such as furniture to Bald Head Island and you are a member of BHI Club, you can utilize the BHI Club warehouse. Call 910-457-7360 to arrange logistics. You must be a BHI Club member to be able to use this service. And delivery on BHI is to the curb, not inside your home, so make necessary arrangements.

If you have furniture that you would like to donate, there is a donation container located at Village Public Works. Hours are Monday-Friday 7:30am-2:00pm and Saturday-Sunday 7:00am-2:00pm. If you need assistance moving large items such as furniture to be donated, contact Village Public Works at 910-457-5422. There is a \$50 fee for a crew to go into your home and pick up a sofa, for example. Public Works may be limited by size and quantity, so call first. As an alternative, contact a general contractor. A list of general contractors is at BaldHeadAssociation.com.

For large items being delivered by truck, the BHI barge is the answer. If you are working with a service provider familiar with BHI and barge logistics, great. If not, you can help inform your contractors coming to BHI about the logistics of getting onto and back from Bald Head Island. Important details include parking at Deep Point, ferries and tickets (passenger vs. contractor), barge reservations, ICE permits (daily or annual) and BHI parking (if necessary).

Daily ICE permits can be purchased when you pay the barge reservation fee at the barge office at Deep Point, located at 1301 Ferry Road, Southport, NC.

Wind and weather permitting, the barge runs Monday through Friday, and the last barge off the Island is 3:00pm. For appointments, fees and details, call 910-457-5205 or visit BHIBarge.com.

Barge office hours are 7:30am-2:30pm Monday-Friday. Make reservations as much in advance as possible, with a minimum of two weeks in advance recommended, especially if returning on the same day.

Keep in mind that barge reservations must be

canceled at least 24 hours in advance to avoid being charged the full amount. And only one person is allowed in the vehicle while on the barge, which is a Coast Guard regulation.

Delays and cancellations due to inclement weather such as fog and high winds can affect the barge schedule, so contact the barge office for timely information. If the barge cannot run and your service provider is stuck on Bald Head Island, contact the Dockmaster at 910-457-7380. Make sure that your service provider is aware of all of this information in advance. If the barge cannot run, the ICE vehicle driver will have to make arrangements to return to Deep Point on the contractor or passenger ferry and then come back to BHI for the vehicle's return trip the next business day.

If, however, your service provider missed the barge for another reason, such as being late, he/she has to report to Contractor Services. This affects the ICE daily permit, parking and arrangements to return to Deep Point on the contractor or passenger ferry. Remember that no ICE vehicles can be parked at a residence overnight.

Fun fact: the BHI barge can hold up to 137 long tons, or 306,880 pounds.

October 2020

ARC-A Virtual Meeting	10/2/2020	10am
BHI Fishing Rodeo (check Facebook)	10/8/2020-10/10/2020	
BHA Board Virtual Meeting	10/12/2020	11am
ARC-B Virtual Meeting	10/16/2020	10am
BHI Transportation Authority (BHITA) Meeting	10/21/2020	9:15am
Village Council Meeting	10/23/2020	10am
Halloween	10/31/2020	

SAVE THE DATE in November:

ARC-A Virtual Meeting	11/6/2020	10am
BHA Board Virtual Meeting	11/13/2020	11am
ARC-B Virtual Meeting	11/20/2020	10am
Village Council Meeting	11/20/2020	10am
BHI Transportation Authority (BHITA) Meeting	11/18/2020	9:15am

Around the corner in 2020/2021:

No ARC-B Meeting in December 2020	
No ARC-A Meeting in January 2021	
BHA Office Closed	12/24/2020-12/25/2020
Christmas	12/25/2020
BHA Office Closed	1/1/2021
New Year's Day	1/1/2021

Ongoing:

Village Chapel Virtual Services:	Sundays	10am
AA Virtual Meetings:	Mondays & Thursdays	8am
(Zoom Group: #3909737348, P/C: 217739, Email: sober.1day.at.a.time@gmail.com)		

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Bald Head Association
PO Box 3030 / 111 Lighthouse Wynd
Bald Head Island, NC 28461-7000
www.BaldHeadAssociation.com
Phone: 910-457-4676
Fax: 910-457-4677



Remind your guests and renters:

- In ocean-facing homes, pull down the room-darkening shades and use exterior lighting frugally to prevent disorienting nesting sea turtles and their hatchlings. This is required every year from May 1 through November 15.
- Walk/jog facing traffic and bicycle single-file with traffic.

WE'VE BEEN HERE 20 YEARS AND WILL BE HERE 20 MORE!



TIFFANY'S
BEACH PROPERTIES

BALD HEAD ISLAND, NC

Whether you're renting, buying or listing your home, consider joining our island family. We're not here to handle every home on the island - just a select few who care that their home is managed by a professional with 20 years of experience. If you're looking for a family like ours, let's talk.

Tiffany Williams : Vacation Rental Management 910.457.0544
Kurt Bonney : Sales 910.352.1928
Suzanne O'Bryant : Sales 910.616.7951