



Bald Head Association

December
2021

Volume 32, No. 12

Island Report

Communication, Advocacy and Protection of BHI Property Values

2021 Priorities Wrap-up

The BHA Board identified its top priorities for the year at the February 2021 Retreat. Throughout the year, as work on these and many other projects progressed, BHA has been giving updates on these priorities to help inform members. Updates have been provided at every Board meeting, Breakfasts with BHA, *Island Reports* and *BHA's Compass* email bulletins.

At its regular November Board meeting, the Board discussed the status of these priorities.

1. Wildlife Overlook

There are several small items that need to be completed at the Wildlife Overlook, including a historical sign and a couple of educational signs. There will be several small bollards installed near Stede Bonnet in the near future for safety.

2. Transparency


On November 4th, the Board held its last quarterly informational meeting of the year — Breakfast with BHA. The topic of the remote meeting was BHA's reserves and the impact funding the reserves will have on the 2022 budget and beyond.

3. Short- and long-term space needs

Carrie Moffett and Alan Briggs met with Architect John Farabow to discuss options for future expansion of the Association Center in order for BHA to meet the membership's needs in the future.

4. Architectural Review Committee (ARC)


With the terms of the current ARC chairs expiring in January, the Board previously approved Dave Pacyna and Terry Steelman as chairs of the ARC's Section A and B, respectively. Additionally, with his election as mayor of the Village of BHI, Peter Quinn has resigned as consultant to Section A due to potential conflicts and increased time commitments.

A full report on BHA's 2021 activities and priorities will be available in the 2021 Annual Report, included in the 2022 Annual Meeting packet that will be mailed in December. Keep an eye out for your white catalog envelope coming soon to your mailbox! 

BHA Annual Report Packets, Annual Meeting and Voting

On the last Saturday of each January, Bald Head Association members gather to elect a new board of directors, consider any board-recommended changes to governing documents and learn about the Association's challenges and successes from the previous year. Not only is it an opportunity for members to learn more about BHA, it's also a chance to learn more about the inner workings of the entire Island. In addition to BHA representatives, members also traditionally hear from other BHI entities, including the developer BHI Limited, the Village of BHI, the BHI Club, Old Baldy, the Chapel, Middle Island's POA and the BHI Conservancy. All that information is packed into less than two hours, and numerous long-time property owners have expressed that they learned more about Bald Head Island at the Annual Meeting than they had from any other source.

BHA is planning to hold its 2022 Annual Meeting remote-only via Zoom webinar, unless COVID case numbers decrease closer to the date. BHA follows all COVID safety protocols to help protect its Board, staff and members. More details will be forthcoming but make plans now to join us virtually at the 2022 Annual Meeting on Saturday, January 29, 2022, beginning at 9:00am. The meeting link and additional details will be posted at BaldHeadAssociation.com.

As required by BHA's Covenants, members will receive in late December 2021 a packet of information with materials for the online 2022 Annual Meeting. The packet will contain BHA's 2021 Annual Report and specific instructions for online voting, including your individual voting registration ID. **Your voter registration ID label will be on the back cover of the Annual Report.** If you have questions about your voter ID, call Diane Mesaris at 910-457-4676, ext. 21. For any other questions, contact Executive Director Carrie Moffett at Carrie@BaldHeadAssociation.com or 910-457-4676, ext. 26. 

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ARC Corner

Architectural Review Committee

Ask ARC before any work begins!

- Planning a renovation project or new construction?
- Wanting to change outdoor lighting or fixtures?
- Thinking about cutting/trimming trees or vegetation?
- Considering any landscape changes?

ARC office — open by appointment only

Email Fran Pagliaro, ARC Coordinator, at Fran@BaldHeadAssociation.com or

Kelsey Callahan, ARC Associate, at Kelsey@BaldHeadAssociation.com. For urgent ARC matters, call 910-477-7246.

New Construction and Home Renovations

Are you considering building your dream home on Bald Head Island? Are you planning some home renovations in the new year? Do you have a lot on BHI and are thinking it's time to start building? Throughout 2021, many property owners have begun house construction and home renovations. And since there are many new property owners, let's review some important points about the ARC process for new construction and exterior structure changes.

The first step is to visit the BHA website (BaldHeadAssociation.com) and become familiar with the Design Guidelines and BHA Covenants. To search the Design Guidelines using keywords, simply hit "CTRL + F" to bring up the keyword search bar once the document has fully loaded. Application forms are available

online, and you can easily fill them out electronically for submission. Note that some forms require a notary signature or paint chip samples to be included with the application. You'll also want to check the ARC Section A and Section B meeting schedules and submission deadlines so you can plan ahead and avoid delays. On the website, click on "About BHA," then "Architectural Review" for all this information.

For general information and questions, contact ARC

Coordinator Fran Pagliaro at Fran@BaldHeadAssociation.com or

910-457-4676, ext. 22. Note that current ARC hours are by appointment only due to COVID.

New construction and home renovations require many types of service providers, from architects, builders, home renovators, painters, roofers, landscapers and more.


For a comprehensive list of service providers, visit

the BHA website. Click on "Life on BHI," then "Service Providers" for categories and listings. Please note this list is not an endorsement of nor a referral for service providers by BHA. This is a list of service providers who have

worked on BHI in the past or requested to be added to the list. Property owners should exercise their own due diligence in the selection of service providers and should not rely upon the inclusion of a provider in the listing or advertising from service providers in the *Island Report*. It is recommended to research all companies and company representatives through online resources — be thorough. Beware of companies and/or company representatives who are here today and gone tomorrow, particularly after a significant

weather event such as a hurricane. Beware of companies that require full payment for a project up front. Ask your neighbors who they have used that they trust. And get everything in writing.

Make sure that any service provider you use is familiar with BHI's additional logistics, such as getting to BHI (ferry, barge and parking), getting around BHI (golf carts and ICE vehicles), getting supplies to BHI (barge), site maintenance requirements (no litter), as well as appropriate permits and authorizations by BHA and/or the Village of BHI.

Keep in mind that you, as the property owner, are the responsible party and that all exterior changes to structures and landscaping must first be approved by ARC before any work begins. Once a submittal has been reviewed, the property owner will receive a written response; if you do not receive a written response, the submittal was not reviewed. BHA staff are here to help you, so please email or call with any questions. 

Every property owner needs to know this!

- *All exterior changes to structures and landscaping must first be approved by ARC before any work begins.*
- *You, as the property owner, are the responsible party.*
- *Once a submittal has been reviewed, the property owner will receive a written response; if you do not receive a written response, the submittal was not reviewed.*
- *ARC staff are here to help you! Email or call us with any questions.*

Holiday ARC Meeting Schedule

Plan ahead for your ARC meeting. There will be no Section B meeting in December 2021 and no Section A meeting in January 2022. For a schedule of ARC submission deadlines and meeting dates, visit BaldHeadAssociation.com/architectural-review-and-design-guidelines.

October 2021 Violations 17 Total

- 8 Non-code lighting (solar lights, string lights, etc.)
- 7 Work done outside of ARC Approval (signs and shutters)
- 1 Boat in yard
- 1 Multiple violations

BHA President's Letter ~ Alan Briggs

The Birth of a New BHA Committee

Community Wide Standards. You have all heard these words. Let me explain a little about them, how they relate to Bald Head Island and how a new committee has been created to help BHA administer these standards.

Section 11.2 of the BHI Covenants states:

11.2 Responsibility of Owner. Each Unit Owner will maintain and preserve the grounds of the Unit, Living Unit, and all structures located thereon in a clean, neat, sightly and attractive condition and will provide for the removal of all trash or refuse from the Unit. This removal will be consistent with the Community Wide Standard and all applicable covenants. ... (Emphasis added.)

Consistent therewith in 2018, the BHA Board of Directors adopted "Community Wide Standards" using the same "clean, neat, sightly and attractive condition" as set out below:

Guiding Principle

It is the intent and purpose of the Association to ensure development and maintenance of the Bald Head Island complex as an exclusive residential community of the highest quality and at the same time to endeavor to retain the natural, unspoiled beauty of the Island.

To that end, all structures shall be cared for, maintained and repaired in a manner such that the external appearance of each structure remains consistent with the other well-maintained structures in the community and consistent with the general tone and nature of the community. All property owners shall maintain and preserve their lots and all structures located on their lots in a "clean, neat, sightly and attractive" condition and provide for the removal of all trash or refuse from their homes. Maintenance will include, but not be limited to, repair and replacement as needed. (Emphasis added.)

These are the key words in the Covenants and in the Community Wide Standards — **"clean, neat, sightly and attractive."**

At the Board's direction, staff assumed the role to administer the duties arising from the adoption of the Community Wide Standards (CWS). The ARC/Covenants Compliance Associate assumed all of the duties. (ARC stands for Architectural Review Committee.) Essentially, when a potential violation of the CWS came to her attention, Carol Collins would write it up, go out to the home and take a look at the lot and home from the street or alley. She would take photographs and evaluate whether or not she believed the condition of the home was in violation of the CWS. If not, it would not be pursued further. If she thought it likely was, she would take it to the ARC to evaluate it and decide.

The ARC members had to make their own decision as to whether or not there was a violation. If so, the Covenants Compliance Associate would then follow-up with the homeowner

with a letter and seek to get it corrected and brought into compliance. This process and the follow-up took between a few weeks and a few years.

In 2020, the CWS were amended to include this language: *Covenants Violation Procedure. In the normal and ordinary course, a BHA staff employee will make regular evaluations of the neighborhoods in order to permit the BHA to identify*

properties in need of maintenance to comply with the Community Wide Standards. If that staff employee observes a violation or if a property owner complains about a possible violation, then the process set forth in the attached Community Wide Standards Compliance Procedure Diagram will begin.

Carol Collins, the Covenants Compliance Associate, assumed the duty to perform these "regular evaluations" and made a plan to drive around the Island on a regular basis. It quickly became clear that more BHA employees would be needed to perform these CWS duties.


At the February 2021 Board retreat, it was suggested that rather than have the CWS work performed by new staff employees at a cost to our members, why not have a new committee — the CWS Committee — and staff it with volunteer BHA members, just as we do for ARC work.

I then investigated how other comparable HOAs perform their CWS work and found that the use of member volunteer HOA committees was the norm. Accordingly, in May 2021, the BHA Board authorized the formation of an *Ad Hoc* CWS committee, and we went in search of members.

Debra Drumheller agreed to chair the committee, and Terry Steelman, Trisha Barnard, Shari Beavers, Jeff Kenney and Bob Keiger all agreed to and did serve as members. From early June 2021 through September 2021, the CWS *Ad Hoc* Committee met regularly, developed a plan for accomplishing the evaluations, worked in teams of two and did the evaluations, took photographs of each potential violation from the street, met as a full committee and discussed and agreed on or not each potential violation. They then worked with Carol for all administrative follow-up.

The CWS *Ad Hoc* Committee worked so well that at the October BHA Board meeting, the Board approved amending BHA's Bylaws to make this committee a regular committee. This proposed change will be submitted to our members for approval at the January 29, 2022, Annual Meeting.

This volunteer committee will save the BHA significant dollars each year, as it will perform the evaluations work that would take one to two full-time, new employees.

Congratulations and thanks to Debra Drumheller and all the CWS *Ad Hoc* Committee members for a job very well done. 

the point at Cape Fear

By Alan Briggs

east beach and south beach meet
south beach waves
rollercoastering east
east beach waves
rollercoastering south
six foot high blue and white waves
coming from each direction
until they crash into each other
causing a blue/white explosion
every seven seconds
that sky rocket high over the Cape
while the twenty-two miles of shoals
hidden under the Cape
remain the graveyard
for twenty-one ships
that did not fear
Cape Fear



Duke Energy and Village Officials Meet to Discuss Multi-Year Project and Outages

By Carin Faulkner,
Village Public
Information Officer

In late October, Village officials met with Duke Energy representatives to discuss Duke's multi-year grid improvement project, recent power outages, outage impacts to the Village's lift stations and a few other items that came up in discussion. It was a very productive meeting, and the Village would like to share some of the information that was learned that would be helpful to Duke Energy customers on Bald Head Island.

Grid Improvement Project — Duke Energy and its contractors are getting close to completing the heavy-duty work on the Island. This work entails large machinery to bore under the ground to install upgraded power line conduits. One of the upgrades to the Island's power grid is the addition of conduits to provide better protection for the power lines from the elements. Duke is planning to have this part of the project completed by year's end.

The next step in the project is to install switch gears. The switch gear equipment was the main element of this project, but for the switch gear to operate, the Island's power lines needed to be upgraded first. The switch gear will allow Duke to redirect power from one location to another if there is an outage. Right now, there is a single point of failure when there is an outage. When the upgrades are in place, Duke will be able to switch to another line, which will help isolate an outage to a smaller number of customers, more easily detect where the issues are

and result in shorter outages when there is one. This step of the project will take some time to complete. Duke indicated that at some points during the process of installing the switches, some outages may be necessary. Known, planned outages will be communicated to the Village and then to Islanders through the *Village's Voice* communications, social media and CodeRed notification system. Servicing of the equipment will be the last step of the project. Duke representatives could not give a definite completion date at this time but said Duke Energy is expecting to be working on the Island through 2022 and into 2023.

Since December 2020, Duke Energy has been submitting a monthly update on this project for Islanders. This report is included in the Village's monthly *Village's Voice* issues and is also found on the Duke Energy Updates web page (go to villagebhi.org and type "Duke Energy Updates" in the upper right search bar).

Outages — The Village and Duke representatives discussed two recent outages that occurred on the Island in October. Village staff and Duke will be working on ways to get notifications to Village staff when there is an outage on the Island outside of normal working hours. The Public Services Director discussed the importance of knowing about outages, especially when they last several hours, because depending on the population on the Island, this could affect the operability of the lift stations. Duke and Village Utilities will be working together to make sure lift station locations are on Duke's map so that future outages have the least amount of impact possible on the Village's sewer service.

Clarification was provided on the outage map information. Duke representatives indicated that the map is determined by customer reports of outages. This makes it important for Duke customers to contact Duke each time there is an outage at their location. Some outages may be isolated to one or two homes. With smart meters in place, Duke will eventually be able to know more about which locations are without power. Currently, there is not full functionality in the equipment. Customers can also view information about the outage on the outage map website. Duke representatives said that information

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Smith Island Social and Community Dinners Return in 2022!

Bald Head Islanders may have been missing two popular events during COVID — the annual Smith Island Social and monthly Community Potluck Dinners. Starting in January 2022, barring an increase in COVID numbers, *they're baaaaack!*

Chair of the Socialization, Education and Recreation (SER) Committee, Betsi Stephen, attended the November Board meeting to discuss the committee's best-known events that have been absent during COVID and how to bring back these events as safely as possible. Anyone who has COVID symptoms or has recently been exposed to COVID is asked not to attend.

The Smith Island Social is a long-running annual tradition, held at the BHI Club the evening after BHA's Annual Meeting, which is Saturday, January 29, 2022. Mark your calendars now to attend.

More details will be in the Annual Report packages, which will be mailed out in early December in a white catalog envelope.


The newly revamped Community Dinners (formerly named Community Potluck Dinners) will start back in 2022. All take place in the Generator Society Hall at the Association Center (111 Lighthouse Wynd). One new twist to help ensure safety during COVID, everyone must bring their own food and drink, rather than bringing a dish to share. Stay tuned for additional details in *BHA's Compass* email bulletins. Not signed up yet? Subscribe today and don't miss an issue! Go to BHA's website (BaldHeadAssociation.com) and select "Sign me up for *BHA's Compass*." 

New NC Law Allows Electronic Meetings

Earlier this year, a new state law was enacted that allows non-profits, including homeowners associations, to hold their membership meetings remotely, among other things. Previously, such meetings were only allowed through an executive order signed by the Governor as part of the COVID state of emergency. State statute also allows HOAs like Bald Head Association to transact business with members electronically rather than requiring that hard copies of notices, invoices, etc., be mailed via snail mail.

As part of the 2022 Annual Meeting, BHA will be asking its members to approve a language change in the organization's bylaws that allows for BHA to transact official business electronically. For example, if the membership were to approve

the change, the meeting notice for the 2023 Annual Meeting could be sent in late December 2022 via email versus the current requirement that a meeting notice be mailed 30 days prior to the annual meeting. Those who prefer a hard copy will still have the option to receive a hard copy.

BHA is asking property owners to ensure that their contact information — **including emails and cell phone numbers** — are kept up-to-date, either by sending current information to Diane Mesaris (Diane@BaldHeadAssociation.com) or by updating the information themselves through the owner portal. Contact Denise Eidal (Denise@BaldHeadAssociation.com) for information on how to access the owner portal. 



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sblake@intracoastalrealty.com



Doug Oakley

910-471-7710

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Holiday Gift Ideas from the Conservancy

By Emily Eldridge, Marketing and Communications Specialist

We understand that holiday shopping can be tough at times. It is hard to find the ideal gift for everyone — but the BHI Conservancy can help with that! At the Conservancy, our team has gotten together and compiled a few ideas and unique holiday gifts for your friends and family. Whether you choose to surprise a loved one with an Adopt-a-Nest Experience or whether you choose to support the Conservancy while shopping online with AmazonSmile, we are sure you will find the perfect gift this holiday season.



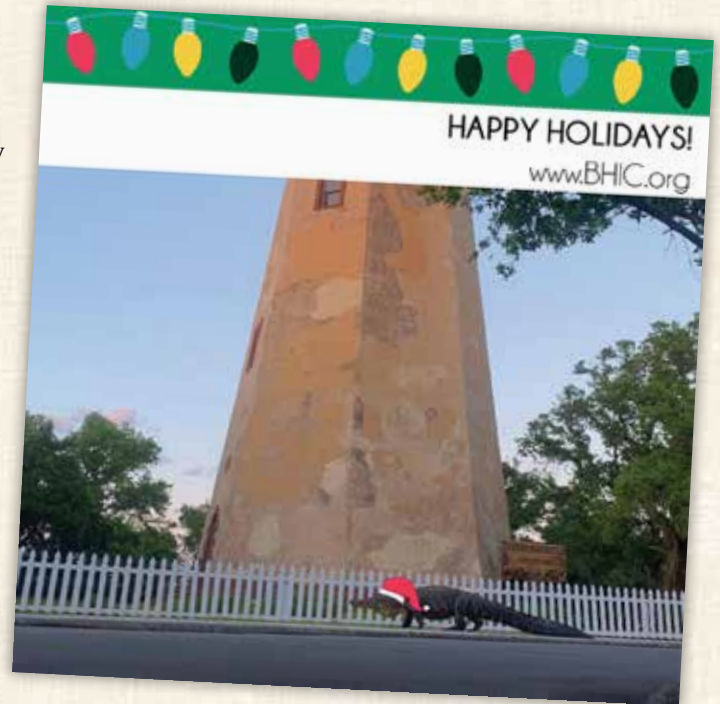
Our Adopt-a options make great gifts, and the proceeds also benefit the Sea Turtle Protection Program. As we look ahead to the 2022 Sea Turtle Season, our team is happy to announce that there are now five levels of Adopt-a options to choose from: Legacy, Mom, Nest Experience, Nest and Hatchling. The variety of options allows individuals and families the flexibility to choose what works best for them. Please note that in order for your adopt-a package to be delivered in time for the holidays, it must be purchased by December 15th.

Memberships make great gifts for family and friends. The gift of a membership is the gift that just keeps giving, as Conservancy members receive

discounts on educational programs and at Turtle Central, our nonprofit gift shop. Visit our website (www.BHIC.org) to learn more about the benefits associated with each membership level.

Looking for the perfect stocking stuffer for your children? Give them the gift of being a Next Generation Club member. The Next Generation Club is geared for those 18 and under who are eager to learn and lead with the Conservancy community. This club is designed to immerse your child into an environmental learning experience from a distance and teach them how they can make a difference starting in their own home. Club members will receive a checklist of activities, which they can check off to keep track of their stewardship of the environment. They will also receive a unique Next Generation bracelet.

If you are planning on shopping online this holiday season, you can still support us by shopping AmazonSmile. AmazonSmile is the same Amazon you know and love. Same products, same prices, same service. Simply visit smile.amazon.com, select the Bald Head Island Conservancy as the charitable organization of your choice and Amazon will donate 0.5% of the price of your eligible AmazonSmile purchases to the Conservancy.



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Old Baldy Foundation Relaunches Lighthouse Learners Field Trips with Annual Soup Event

By Hunter Ingram, Old Baldy Foundation Educator

We've all seen our lives change in big and small ways during the COVID pandemic, but this holiday season will hopefully welcome the return of some normalcy and beloved traditions. As the Old Baldy Foundation looks to 2022, we are in the process of resuming one of our most rewarding traditions — the Lighthouse Learners field trip program.

For several years, hundreds of area fourth-grade students have taken the ferry to Bald Head Island to experience history and nature where it happens. Fourth grade is when the state curriculum dictates students learn about American and local history. On the grounds at Old Baldy Lighthouse, the students move through stations to learn the history of the lighthouse's role in guiding ships up and down the Cape Fear River, as well as stories of pirates, the events of the Civil War at Fort Holmes and the courageous men of the U.S. Life-Saving Service. The Bald Head Island

Conservancy is also on hand with some of the animals that give the Island's ecosystem its colorful life.

In 2020 the staff at Old Baldy worked to raise money to subsidize these enriching field trips with scholarships for 11 schools, which all received up to \$800 to help cover the expenses to get their students to the Island. But only one school was able to make it to BHI before COVID shut everything down.

Now, nearly two years later, we have resumed the Lighthouse Learner program with invitations sent out to those schools previously granted a scholarship to visit the Island, as well as opened the application process for other schools to be considered for a scholarship. These field trips are an invaluable chance for the next generation to engage with the past and present generations of history on Bald Head Island, out of the classroom and in the real world.

But once again, we need the Island's help

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BHI Questions? Holiday Exterior Decorations

Are you considering decorating with holiday lights and exterior decorations on Bald Head Island? Here are some important points to be aware of for any outdoor decorations you are considering, to be compliant with the Design Guidelines. For the full Design Guidelines document, visit BaldHeadAssociation.com. “Decorative Items” are on page 125. 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 130 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.

For questions, contact ARC Coordinator Fran Pagliaro at Fran@BaldHeadAssociation.com. 


New to BHA? Welcome Packages

If you’ve recently bought a home or lot on Bald Head Island, **welcome!** BHA welcomes its new member property owners with a Welcome Package that has essential information about Bald Head Association, resources for owning on a barrier island and much more.

Welcome Packages are mailed once we receive closing paperwork from an attorney. We encourage members to open the white catalog envelope as soon as it’s received and to read through all items. There are forms such as “Stay in Touch,” that we need returned as soon as possible. Inside the welcome folder, you’ll find:

- Welcome letter
- *BHI Basics*
- Welcome resource sheets — Welcome New Property Owners, First Steps, Power Up With Information, Stay in Touch

- Additional resource sheets — Address Bollards, The Story About Understory, (if pertinent) Drip-line Communities, Co-existing with Coyotes, Co-existing with Alligators
- BHA Covenants
- BHA Community Wide Standards
- (For homeowners) BHA Key Holding Agreement
- BHA Committee Volunteer form
- Knox Box form
- (If pertinent) Cape Fear Station resource sheet
- (If pertinent) BHA-managed drip-line community resource sheet
- “Go Native” brochure


If you have any questions, contact Diane Mesaris at Diane@BaldHeadAssociation.com or 910-457-4676, ext. 21. 

••• Continued from page 11 (Old Baldy Foundation Relaunches Lighthouse Learners Field Trips with Annual Soup Event)

to make it happen. To help fundraise for 2022’s Lighthouse Learners students, the Old Baldy Foundation is reteaming with Island Hardware for the Sip on Soup Cook-off on Wednesday, December 29, 3:00-6:00pm. The Island-favorite event challenges home cooks and professional chefs to show off their best soup recipe in a judged contest to see which medley stands above the rest. With the holidays still fresh on everyone’s minds and waistline, it will be the perfect time of year to cook up that hearty soup you always break out at parties and show it off to the Island. Those who aren’t handy in the kitchen won’t be kept from the fun, either. You can also buy tickets to taste-test all of the soups on display, with prizes awarded to Judge’s Choice and People’s Choice.

Cooking or tasting, guests will be able to enjoy warm holiday

spirits, beer, wine, hot chocolate for the kids and more while they peruse the aisles of soups. Tickets are \$15 for adults and \$5 for kids to attend, and it all goes to support the Lighthouse Learners scholarships for 2022. A day of sampling diverse and delicious soups isn’t a bad tradeoff to help young visitors enjoy Bald Head Island as much as we do. For those who can’t make it to the Sip on Soup event, we are always happy to accept donations to the Lighthouse Learners program at Old Baldy.

Come extend the holidays and the giving spirit this year and help the Old Baldy Foundation and Island Hardware fundraise for the 2022 class of Lighthouse Learners. Buy tickets for the cook-off or get the form to enter your soup at OldBaldy.org/events or by emailing abby@oldbaldy.org. 

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The market goes up. The market goes down. It's no surprise that Real Estate can be a real roller coaster.

The test of a real salesperson is if they can sell in a bad market.

Wendy Wilmot Properties (WWP), remains remarkably consistent through it all.

For 15 years and counting, WWP has consistently placed #1 in Island Real Estate Sales. In some years, the agency has listed and sold more than the others combined.

No Matter The Markets Ups & Downs, WWP Consistently #1...

When asked for the secret to their success, Wendy Wilmot, was quick with her reply, "We have a great team, and we're truly local," she emphasized. "We have all of the benefits Buyers and Sellers want in their Real Estate agency — from the latest technologies to prestigious international affiliations — but at the end of the day, our team treats you like neighbors.

"Our agents have a deep historical knowledge and an understanding of BHI because it's where we live, work and play."

Our clients know that Wendy Wilmot Properties is going to be right here, on Bald Head Island, for them — before, during and long after the sale."

Wendy also credits the many partnerships the firm has built over the decades. "Unlike many off Island agencies we know the architects,

builders and local vendors that might have worked on a home in years past or what lots have better views or unique features, and this knowledge can be valuable to prospective clients. Preparing your home for sale can get you extra dollars at the closing table and WWP has the contacts to make that happen."

Finally, Wendy said WWP agents are known for their hustle. "We work incredibly hard for our clients, and it gets noticed," she said. "We're a small group, but we consistently achieve some big numbers. That comes from putting in the extra hours and the extra effort."

"Our agents longevity produces results for our Buyers and Sellers."

Ginger Dunn "Get 'er Dunn" since 1994, Wendy Wilmot since 1996, John Munroe and the John Munroe Team since 1998,

Anne Rex and Debbie and Kirby Ward all came and purchased in 1996 before moving full time to BHI to sell real estate.

Tom Koester purchased in 2003 and joined WWP in 2016. Between them all, WWP agents have owned over 40 BHI properties.

"We know that people have choices, and we are honored when we are chosen to help guide people through the sales process." Wendy added, "we aren't doing business in Southport or Wilmington or anywhere else. All of our focus is here, so if your interests are on Bald Head Island, you can rest assured that Wendy Wilmot Properties is here for you."

Selling? See the Listing Team with Vision and Results!

Wendy Wilmot Properties 189 Transactions \$130,397,849

COMPANY X \$74,414,750

COMPANY Y \$33,096,450



Anne Rex
910.899.7918



Kirby Ward
910.477.0990



Debbie Ward
910.477.2055



Tom Koester
910.465.1074

Ginger Dunn
910.540.7369



John Munroe
910.471.4005

Wendy Wilmot
910.448.0688

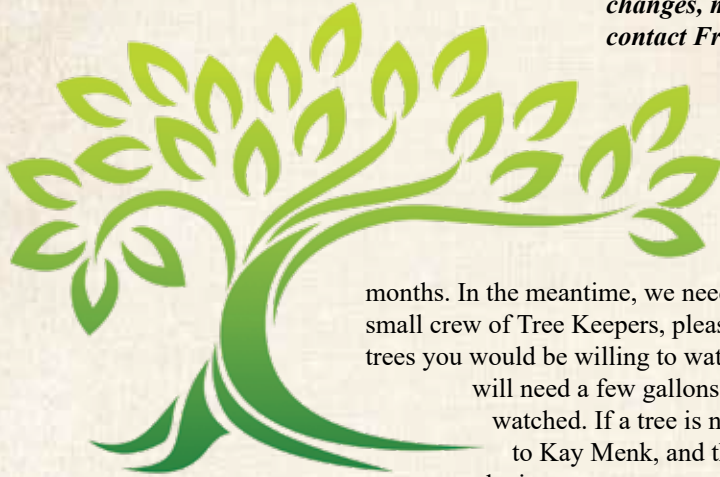
Tree Keepers Needed

By Kay Menk, Chair Resource Conservation
and Beautification (RCB) Committee


Hopefully, many of you have noticed the new live oaks, hollies, wax myrtles and lovely magnolias planted by your property owners' association over the last three annual "Operation Re-Forest — We Forest" events. The third annual operation was just completed in early December 2021.

Reflecting the mission of Bald Head Association and responding to the concerns of Island residents, the Resource Conservation and Beautification (RCB) Committee spearheaded the effort to re-forest our Island after Hurricane Florence and the 2018 ice storm took their toll. It was named "Operation Re-Forest — We Forest."

The first step was a small one but, hopefully, it will inspire Island residents to also plant native species on their own private properties. We all benefit from the lush, healthy vegetation protecting our Island. *(Note: all external changes, including landscape changes, must first go through the appropriate approval process. For ARC, contact Fran Pagliaro, for information at 910-457-4676, ext. 22 or Fran@BaldHeadAssociation.com. For BHA-managed communities or Common Area, contact Pam Rainey at 910-457-4676, ext. 24 or PamR@BaldHeadAssociation.com.)*



The RCB Committee is now asking for your assistance to help monitor and water these newly planted trees. A typical Bald Head Island winter of mild temperatures and ample rain should go a long way to establish these new trees before the hot summer months. In the meantime, we need eyes and hands helping these trees. If you would be willing to join a small crew of Tree Keepers, please contact Kay Menk at kgmenk@gmail.com. You can pick the tree or trees you would be willing to watch and water for the next few months. Without any rain, these trees will need a few gallons of water twice a week. With good rainfall, they will only need to be watched. If a tree is not thriving or if it needs to be staked, you simply need to report that to Kay Menk, and the RCB Committee will supply the expertise and/or labor to address the issue.

A big thank you goes out to all volunteer Tree Keepers! Join this hardy band as soon as possible and help ensure this investment in our future is a success and claim your tree and start watching and watering. 



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2022 Annual Assessments

Bald Head Association's Board of Directors, Finance Committee and staff have been working for months to develop the 2022 budget, which the Board adopted at its regular November 12th meeting. The budget is designed for the best use of dues to ensure the association is well managed, maintained and preserved. There are a couple of considerations that affect the amount of next year's dues. First, the Board adopted a Reserve Policy to determine the best plan towards adequate funding of BHA assets that were included in the 2020 professional reserve study. In part because of the plan, the annual basic assessment will increase by 10% for 2022 — \$165 per lot and \$495 per home.

Secondly, 2022 is the second year of the 3-year special assessment for the now-completed Wildlife Overlook project on Stede Bonnet Wynd. The special assessment amount remains the same in 2022 — \$27 per lot and \$80 per home.


Paying Your 2022 Assessments

BHA has an owner portal 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, 2021, for auto draft of the 2022 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 2022 annual assessment coupon for the basic assessment, special assessment and any applicable supplemental assessments for maintenance of neighborhood assets will be mailed in early January 2022 and are due by February 15, 2022. For property owners who wish to pay their 2022 assessment online, you must be enrolled in the member portal. For first-time enrollees, email Denise Eidal. For questions about the 2022 basic and supplemental assessments, contact Denise Eidal at Denise@BaldHeadAssociation.com or Carrie Moffett at Carrie@BaldHeadAssociation.com or 910-457-4676, ext. 26.

Make Sure BHA Has Your Current Contact Information

It has always been important for BHA to have your current mailing address. However, with changing times, it is also essential that we have your up-to-date email and phone numbers. BHA's owner portal also allows property owners to view, add or change phone numbers and mailing addresses easily. Make sure BHA has your current contact information by either reviewing your owner portal information or emailing updates to Diane Mesaris (Diane@BaldHeadAssociation.com). 

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TIDBITS:

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

Holiday Packages on BHI

Are you sending holiday packages to Bald Head Island this year? To help prevent delays and confusion, check out the Village of BHI's website. The website explains how to address packages if you have a BHI post office box or not and following package label instructions will greatly assist staff in getting packages to recipients in a precise and timely manner. You can also learn about package delivery logistics and timing, for planning purposes. The Island Package Center (IPC) & Post Office accepts US Postal Service (USPS), FedEx, UPS and DHL packages.

All details can be found at <https://villagebhi.org>. Hover on "Departments & Services," select "Island Package Center & Post Office," then click on "Inbound Packages" below the title "Resources." Or, simply type "package" into the upper-right search bar and select "Inbound Packages."

If you're reading this, add a happy "Cool Yule" greeting to the hardworking IPC staff, and tell them BHA sent you!

Grills on Bald Head Island

Who doesn't love cooking on a grill in any weather? As much as we love grills, they also potentially present a fire hazard, which is dangerous for any area and especially true for a barrier island such as BHI. 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 outside, bottom of the control box. **NEVER** go inside the control box.

BHA's 2nd Breakfast with BHA

At the November 5th Breakfast with BHA, Board President covered BHA's "7 Priorities for 2021," to help update members about several projects BHA has focused on this year. BHA's Treasurer, Robert Drumheller, then discussed reserves and reserve policies in depth. To watch the recording of Breakfast with BHA, visit BaldHeadAssociation.com/about-bha and select the November 5th session at the bottom of the page.

BHA is planning to continue these Breakfast with BHA sessions in 2022. Stay tuned for details in future BHA's *Compass* email bulletins. Not signed up yet? Subscribe today and don't miss an issue! Go to BHA's website (BaldHeadAssociation.com) and select "Sign me up for BHA's *Compass*."

Fireplace and Chimney Inspections

Winter is nearly upon us, and evening and daytime temperatures are starting to dip even lower. Fireplaces are wonderful ways to warm up, especially with a good book and a mug of your favorite hot drink.

According to recent statistics, there are over 25,000 chimney fires per year in the US. In addition to the human toll of injury, death and displacement, these fires account for over \$125 million in property damage. On Bald Head Island, a barrier island with periodic high winds, any fire hazard is of great concern.

Before using your gas or wood-burning fireplace this fall and winter, have it fully inspected. The flue and chimney structure, as well as the fireplace mechanisms (pilot assembly, control valves, blowers, switches, etc.) should be checked for proper working order. A technician should also check that there are no obstructions or combustible deposits. For fireplace maintenance service providers, visit BaldHeadAssociation.com/heating-and-air.

BHI's Lending Library


Are you looking for a good book to read on BHI? Do you have current (not old) books to donate? Visit the BHI Lending Library! It's located in the harbor — on the waterfront beside the Dockmaster. Open 24/7, this little library is managed by volunteers. Here are accepted items: current (not old) hardback and paperback books in good condition. Their policy is "take one, leave one." Please do not bring old books or books in poor condition. Practice safety — wear hands-free face masks and use sanitizer.

BHA Adopts and Implements New Reserves Policy

At the November 5th Breakfast with BHA, the Association's Secretary/Treasurer, Robert Drumheller, discussed reserves for the replacement of assets BHA is responsible for maintaining, as well as policies for the collection of those funds. Generally speaking, most homeowners' associations have a reserves policy that guides how much to set aside for replacement of their assets. BHA held off developing such a policy until after the merger with the former Stage II Association so that a reserves study could be completed to determine the full value of the assets BHA was responsible for owning and maintaining. The professional reserves study that was conducted in late 2020 provided data on the life span of the over \$3 million in assets for which BHA is responsible. With that information, the BHA Board of Directors developed its own reserves policy that is modeled after policies used in communities similar to BHI and in line with national reserves standards. The

Board approved the new reserves policy at its regular November meeting, and a copy is available on BHA's website.

The policy, which includes a five-year plan to reach 70% of replacement costs of all assets by 2025, was implemented with the adoption of the 2022 budget. The amount to be collected specifically for reserves in 2022 through the annual basic assessment and supplemental budgets for designated neighborhoods is \$116,077, or 35% of replacement costs. The amount collected for the next four years, adjusted for inflation, will increase to 46.5% in 2023, 58% in 2024, 70% in 2025.


Watch for additional information in the January 2022 *Island Report*, as well as a discussion during the 2022 Annual Meeting on January 29, 2022. Contact Denise Eidal (Denise@BaldHeadAssociation.com) with questions. 

BHA Paving Projects

BHA collects reserve funds for alleyway maintenance of properties in Cape Fear Station to ensure that they remain in good shape. BHA wanted to capture mobilization and barge cost savings by piggybacking BHA's paving projects with the Village of BHI's fall paving project. Working through the timing of multiple projects plus delays from COVID, BHA is pleased to announce that all nine alleyways and Muscadine Grove have been paved. This is the first time these nine alleys and the private street have been repaved.

There are several additional streets where BHA is required to ensure they're maintained by the owners but does not collect supplemental dues for maintenance expenses. These are private

streets, and BHA works directly with these owners. For any questions about the paving, contact BHA Executive Director Carrie Moffett at Carrie@BaldHeadAssociation.com or 910-457-4676, ext. 26.

If you are a Cape Fear Station owner and reside on an alley, you can retain full alley ownership and turn over the maintenance costs of your alley to the Village of BHI, which requires 100% participation from all alleyway owners. Pam Rainey recently mailed the necessary paperwork to eliminate the maintenance costs to alley owners. Contact Pam if you didn't receive the paperwork or for general questions at PamR@BaldHeadAssociation.com or 910-457-4676, ext. 24. 

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Positively DifferentSM

... Continued from page 4 (Village of BHI Updates)

about outages is updated regularly, including the estimated restoration times. Village staff would like to remind customers to contact Duke Energy directly with any service issues. The Village is often not provided any additional information than what is indicated on the outage map web page.

Other Items Discussed — The Village asked Duke representatives about a question that had been asked by citizens about the sirens for the Brunswick Nuclear Plant. The question was what would happen with the sirens in the event of a power outage. Village staff confirmed with the Brunswick Nuclear Plant communications staff that the sirens have a battery backup to ensure they will be operable in the event of a power outage.

Duke Energy officials indicated that they will be working with the BHI Conservancy regarding the replacement of native trees on the Island this year in coordination with the Bald Head Association. The Village's lot at the corner of Muscadine and South Bald Head Wynd that is currently used for boring spoils will be cleaned up, as well. The Village hopes to make improvements to the lot to maximize the space for beach access parking.

BHI Is a Participant in the Southeast Water Level Initiative

Bald Head Island is one of several coastal communities throughout the U.S. that is participating in the Southeast Water Level

Initiative. The initiative includes the installation of low-cost water level sensors which will provide real-time, high-resolution and high-frequency flood data that coastal communities can use to plan for and respond to flood emergencies, and design resilience and adaptation strategies for the long-term effects of sea-level rise and the projected increase in flooding. The

data will be open-source, free and publicly available for download. To observe water-level data, sign-up for a free account online at hohomu.io. For questions about these or other Village projects and services, email public.information@villagebhi.org.



Scan this QR code with your phone app to view BHA's events calendar!



December 2021:

ARC-A Meeting	12/3/2021	10am
Operation Re-Forest — We Forest	12/6/2021-12/9/2021	
Village Council Meeting	12/10/2021	10am
BHA Board Meeting	12/10/2021	11am
Geminid Meteor Shower	12/13/2021-12/14/2021	
BHI Transportation Authority (BHITA) Meeting	12/15/2021	9:15am
Winter Solstice	12/21/2021	10:58am
BHA Office Closed	12/23/2021-12/24/2021	
Christmas	12/25/2021	
Kwanzaa	12/26/2021-1/1/2022	
3rd Annual "Sip on Soup"	12/29/2021	3pm
BHA Office Closed	12/31/2021	
New Year's Eve	12/31/2021	

Save the Date in January:

New Year's Day	1/1/2022	
National Bird Day	1/5/2022	
BHA Monthly Community Dinner	1/10/2022	6pm
BHA Office Closed	1/17/2022	
Martin Luther King Jr. Day	1/17/2022	
BHI Transportation Authority (BHITA) Meeting	1/19/2022	9:15am
ARC-B Meeting	1/21/2022	10am
Village Council Meeting	1/21/2022	10am
BHA Board Meeting	1/28/2022	11am
BHA Annual Meeting	1/29/2022	9am
Smith Island Social	1/29/2022	6pm

Around the corner in 2022:

Valentine's Day	2/14/2022
Spring Equinox	3/20/2022
Easter	4/17/2022
Total Lunar Eclipse	5/15/2022

Ongoing:

Village Chapel Services: (Additional details at villagechapelofbaldheadisland.org)	Sundays	8:30am
AA Virtual Meetings: (Zoom Group: #3909737348, P/C: 217739, Email: sober.1day.at.a.time@gmail.com)	Mondays & Thursdays	8am

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So well done!" -The Georges



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