

Communication, Advocacy and Protection of BHI Property Values

# **Annual Meeting Recap**

To view the Old Baldy Foundation's Annual Report, visit www.

oldbaldy.org/post/the-old-baldy-foundation-2020-annual-report

and click on the image. To view the Village Chapel's Annual

Report, visit https://villagechapelofbaldheadisland.org/report.

ith Governor Cooper's Executive Order for COVID-19 limiting indoor gatherings to a maximum of 10 people, BHA held its Annual Meeting in a new way in January 2021 — online. It was 2-1/2 hours packed with BHA topics, Island presenters

and Q&A. Continuing to hold its Annual Meeting, even in a new way, helped give a sense of normalcy during this unsettling COVID world.

Membership elected both Alan Briggs and Robert Drumheller to

an additional 3-year term. And, 100% of members who voted approved a change to BHA's bylaws to require a commercial crime coverage insurance package policy, which better protects the Association. Previous language in this section contained a requirement to "bond" all officers and employees who handle money to protect the organization from the misdeeds of individuals. The tool used by today's insurance industry is commercial crime coverage that provides more diverse protection from criminal activity such as theft, forgery, cyber threats, phishing, etc.

Covered in the presentation, BHA commissioned its first-ever formal reserves study, performed by Global Solution Partners (GSP), who conducted a full-scale, on-site physical evaluation and financial analysis of all of the assets BHA owns and/ or manages. With 20+ years of experience, including coastal North Carolina communities, GSP provided estimates for the remaining useful life and replacement costs (including inflation) for the \$3.3 million worth of assets that BHA owns and/or manages. The study highlighted the need to increase the reserves amounts for the Association Center and the Master Walkway in

the short-term. The Board included 25% of GSP's recommended annual allocation for 2021 in this year's budget, which translates to an increase in the 2021 basic dues for all BHA owners of \$20 for a lot and \$60 for a home. Reserve levels for Battery 4 were

deferred, pending further study.

The presentation also covered information about the Wildlife Overlook, helping provide accurate information to property owners about its history, design and cost. For more information

and to help address frequently asked questions, a web page was developed specifically for the Wildlife Overlook at BaldHeadAssociation.com/wildlife-overlook.

The Community Wide Standards evaluation process was further explained in the presentation, including the evaluation checklist that will be used. Evaluations will be done by a BHA staff member at street view and will begin soon.

If you'd like to see the recorded Annual Meeting or view the presentation, visit BaldHeadAssociation.com/2021-bha-annualmeeting.

Due to audio difficulties, Chris Webb, Executive Director of the Old Baldy Foundation, was unable to review her slides live; however, her presentation can be viewed on their website (OldBaldy.org). Select "Happenings," then the 2020 Annual Report. Click on the image to view the presentation.

Allowing for a potentially large number of attendees, multiple BHA Board members and several presenters, BHA used Microsoft Teams for the Annual Meeting, which also features a live Q&A. Staff did numerous tests to help ensure a smooth

Continued on page 15

# In this issue:

ARC Corner	Page 2	BHI Conservancy	Page 7
President's Letter	Page 3	Old Baldy Foundation	Page 7
Village of BHI Updates	Page 4	New To BHA? BHI Basics	Page 11
New BHA Board Member	Page 5	Tidbits	Page 12

### Don't miss out!

To be included in the upcoming BHI Community Directory, you must opt-in by completing the online form at BaldHeadAssociation.com, saving it and emailing it to Diane Mesaris at Diane@BaldHeadAssociation.com. If you've already sent us your consent, do not resend the form unless your contact information has changed.



### 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 call Carol Collins, ARC Associate, at 910-477-7246.

# **ARC Updates**

By Fran Pagliaro, ARC Coordinator

### **ARC's Contractor Meeting**

ARC Coordinator Fran Pagliaro and ARC Specialist Karen Mosteller met with builders, landscapers, designers, etc., on January 28, 2021. All vendors were invited and encouraged to access the newest, 25<sup>th</sup> edition of the Design Guidelines posted on the BHA website (*BaldHeadAssociation.com*). More than 20 vendors attended.

Vendors were directed to the required application forms on the BHA website, which can be filled out and submitted electronically. (Note: some application forms need to be submitted in person or by mail due to material sample or signature requirements.) Professionals can access applications on behalf of our members 24/7/365.

# Landscaping Changes in 25th Edition of the Design Guidelines

Changes to the 25<sup>th</sup> Edition Design Guidelines were approved by the Board in 2020, and tighter regulations regarding clearing the Island's protective understory and limbs over 3" were stressed. Currently, 60% of any lot shall remain undisturbed. The percentage is a minimum and may vary per lot. Protecting the understory on BHI lots helps protect the greater Island from erosion and flooding. Avoid surprise water damage by maintaining the natural contours and understory of BHI.

Landscaping, trimming and vegetation maintenance guidelines are covered in the Design Guidelines, starting on page 152. BHA's Board of Directors is very concerned with the recent trend to clear the understory. There are varying guidelines for properties, so remember that in one case something may be allowable, whereas in another, it may not. It's a violation in some cases where the clearing exceeds the allowed maximum. Also, the guidelines include 70% BHI native plant minimum and 10% exotic plant maximum. North Carolina native plants may make up the balance. Each landscape plan should be submitted to the ARC Coordinator for approval before any work begins.

#### **ARC Monthly Meetings**

ARC Sections A and B are consistently receiving 20-30 applications monthly. Everyone's efforts to carefully fill out all applicable fields on the current, more detailed applications is appreciated. Approximately 25% of the applications are for new construction. The ARC is also seeing a significant increase in major changes as more members update their homes and landscaping. Major changes often require as-built surveys. Consideration of all applications require timely submittals two weeks prior to the meetings.

For any questions, email *Fran@BaldHeadAssociation*. *com* or call 910-457-4676, ext. 22.

### Wildlife Overlook and More

To help inform members more fully and reduce misinformation about the reconstruction of the Wildlife Overlook located on Stede Bonnet, a new page has been added to BHA's website and will be updated as warranted with new information and photos. A document containing answers to many of the questions that members have asked, the site plan and previous articles that have appeared in the *Island Report* can currently be found at *BaldHeadAssociation.com/wildlife-overlook*. Check back periodically for updates.

We encourage members to inform themselves with factual information and to get involved in BHA — read monthly *Island Reports*, check the website regularly, join a BHA committee

and/or attend online Board meetings. *Island Reports* are typically posted online by the beginning of each month at *BaldHeadAssociation.com*. And the archived issues are on the "News" page and can be downloaded. Remember, your BHA Board comprises your BHI neighbors.

For members interested in attending online Board meetings, the 2021 BHA Board meeting schedule and meeting link details will be posted at *BaldHeadAssociation.com/board-meeting-agendas*. We are looking at various meeting software tools to allow live questions from members. Stay tuned for additional information.

# President's Letter ~ Alan Briggs

Hello. I write to introduce myself. I am the new president of Bald Head Association. I served as the president of Bald Head Island Stage II Association for two years, and for the last three years, I have been a member of the Board of Directors of Bald Head Association.

I feel privileged to be given the opportunity to lead our Homeowners Association this year. In starting off the year, I want to give you my overarching guiding thoughts about how I view Bald Head Island and the opportunity to live here. These will guide me as your president.

Bald Head Island is a paradise. It is a spectacular oasis just off the coast of North Carolina. When you arrive by ferry to Bald Head Island, you have been transported to another world. It is one of, if not the most, unique, charming and captivating islands you will ever find. It inspires poetry.

# **All Gone**By Alan Briggs

it is an island but not just any island it is bald head island a magical island

to get there you must take a ferry a twenty-minute ride that changes everything

all that tension from getting ready from the drive and just making the ferry

getting on board "Sans Souci," "Adventure," "Patriot" or "Ranger" the hectic world disappears

you now notice the birds some days the dolphin some days the ocean spray some nights the stars

the waves part and let you through you marvel at the Cape Fear coastline

then you arrive in the most captivating harbor on the East Coast of United States

and all that tension is gone it is Magic it is Bald Head Island. It is a treasure. It is an escape. Did you ever think you would be able to live on such a pristine and secluded island? Most of us never ever dreamed of being so lucky. But it happened. We live here. Some full-time. Some part-time. But for all of us, it is home.

It is a hidden, magical, maritime forest guarded, shaded and protected by some of the most beautiful trees and vegetation you will ever see — "Live oak, pine, palm, bay and laurel oak provide a canopy that rises from its salt-sheared edge to about fifty or sixty feet adjacent to the salt marshes."

We have miles and miles of some of the most natural beaches on the Atlantic Ocean. "The Point" at Cape Fear — at low tide, high tide and any time of the day or night — is likely the most breathtaking spot on the island and on the East Coast. We share it with the birds, wind, waves, jellyfish and porpoises.

We have a charming and delightful Village, overlooking miles and miles of awe-inspiring marsh. In this tiny town, we visit with neighbors, worship in the chapel, climb the lighthouse with visitors, get some ice cream, stop in our post office and read about the fascinating history of our little island home.

We all come here with different interests. We enjoy walks on the beach and shell collecting. We play golf, tennis and croquet. We swim, surf, kayak, sail, fish and sunbathe. We shop, dine and mingle at special events. We stargaze, birdwatch and learn about conservation.

The heart of the island is our homes. Homes on the beach, the golf course, the harbor and the marsh — all different and all beautiful. These are the homes we share with our families and friends. We enjoy meals, play games and make memories.

So, the beginning and ending point for me is simply this: I know I am just lucky to be able to live here and be a part of this community. Our job at Bald Head Association is to preserve and protect this special place — to make it the best it can be for us, for our families, for visitors and for those of us who are lucky enough to call this place home in the future.

In future issues of the *Island Report*, I will talk to you about some of the issues facing the BHA. But for now, to put all in the proper perspective, I just wanted to greet you, say "Hello" and focus on how fortunate we all are to be here and to call this captivating place home.

If you have any questions or thoughts about how we at BHA can do our jobs better, please email me (*alanbriggs1@icloud.com*), call me (202-320-9519) or come see me at 6 Dunedin Court. I welcome your thoughts and suggestions any time.

### **YOU'VE GOT "FIXER-UPPERS"**

We've got solutions.

Whether your home search has led to a "fixer upper," your current home is in need of some TLC due to storm damage, or you're looking to build from scratch, Silverton Mortgage has you covered with options!

NOW SERVING ALL BALD HEAD ISLAND.
CONTACT ME TO LEARN HOW I CAN HELP!





MARY HYSON

NMLS 190198 | 910-231-2603 mary.hyson@silvertonmortgage.com 6131 Oleander Dr | Ste 200 | Wilmington, NC 28403

All loans are subject to credit approval.

Vanderbilt Mortgage and Finance, Inc., dba Silverton Mortgage, 1201
Peachtree St NE, Ste 2050, Atlanta, Georgia 30361, 855-815-0291, NMLS
#1561, (http://www.mnlsconsumeraccess.org/), AZ Lic. #BK-0902616,
Licensed by the Department of Financial Protection and Innovation
under the California Residential Mortgage Lending Act License, Georgia
Residential Mortgage (Lic. #691), MT Lic. #1561, Licensed by the N.J.
Department of Banking and Insurance, Licensed by PA Dept. of Banking,
Rhode Island Licensed Lender. All information is believed accurate and is
subject to change without notice. 10/2020



### Village of BHI Updates

Mayor Sayre addressed the Bald Head Association membership at its Annual Meeting which took place on January 30, 2021. Below is a summary of his statements.

Shoreline Stabilization: Mayor Sayre announced that sand is once again flowing onto South Beach. The Wilmington Harbor Inner Ocean Bar Project was in the first few weeks of construction at the time. The mayor said that an unusually large volume of sand is projected to be available for disposal on South Beach. The plan is to reach past the Shoals Club. However, this is a navigation project at Federal expense as opposed to a shoreline stabilization project at the Village's expense. The Village will be monitoring the progress closely.

Contractor Services: Mayor Sayre reported that the Contractor Services improvements were delayed due to the COVID-19 pandemic. The building foundation has been completed, and the Village was unable to secure three bids for the construction phase. The Village had to re-bid the project and was expected to award the contract on February 5, 2021, and was hoping that construction would begin shortly thereafter.

**Stormwater Management:** Mayor Sayre indicated that additional improvements to stormwater management are scheduled to take place before spring. This will result in enhanced capabilities at the creek outfall under North Bald Head Wynd and improved surface drainage around the 3rd hole at the golf course. This is only the beginning of a complex, multi-year project.

By Carin Faulkner, Village Public Information Officer

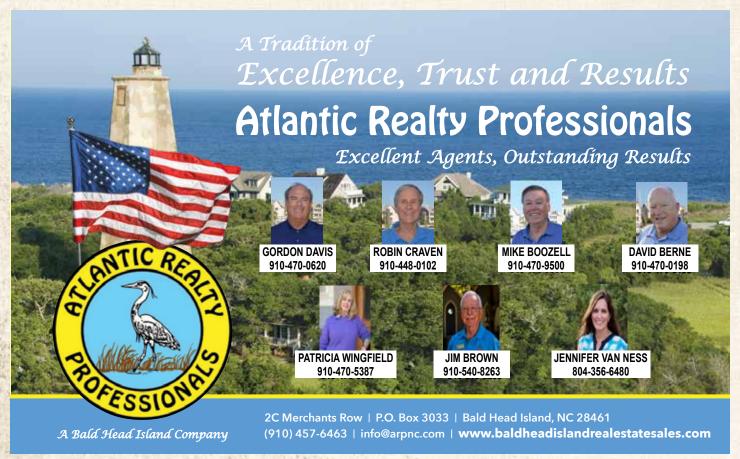


Aerial photo of sand placement on South Beach from the Army Corps of Engineers' Wilmington Harbor Inner Ocean Bar Project.

Village Staff: Mayor Sayre mentioned that the Village has had some retirements and departures this year which resulted in some promising new hires who are bringing renewed energy and innovative ideas to support Village operations. He said, "As with any organization, we are as only good as our people."

Bald Head Island Transportation Authority (BHITA):
Mayor Sayre emphasized the Village's position that the concepts inherent in the enabling legislation (legislation that created the BHITA) can be a viable solution to the long-term operation and 

Continued on page 15



### New BHA Board of Directors Member — Welcome Jennifer Lucas!



BHA welcomes Jennifer Lucas to its Board of Directors. Ms. Lucas fills the open Board position vacated by Nana Smith in January 2021 and will serve the remainder of Ms. Smith's term, which expires in January 2023.

Ms. Lucas has a background of strategic payments business transformation and digital banking and payments innovation. She is also a corporate spokesperson/industry representative. She received a B.S. in Business with a history minor from Wake Forest University and an M.B.A. in Marketing from the University of NC at Charlotte. Ms. Lucas currently works at Ernst & Young, LLC, as Managing Director, Americas Payments Consulting Lead, Strategic Business Transformation. Ms. Lucas adds, "Our family has been enjoying BHI for over a decade. We love it for the accessibility to nature and wildlife, the remoteness of location, as well as the modern amenities. It's a perfect balance of a community." To reach Ms. Lucas or any BHA Board member, visit *BaldHeadAssociation.com*.

## **BHI Transportation Authority (BHITA) February Update**

Though the BHITA's Board of Trustees held a shorter than usual meeting in February, the number of attendees for the remote meeting increased exponentially with nearly 50 members of the public attending — many of them BHI property owners.

BHI Limited CEO Chad Paul reported that ferry ridership in January 2021 was 94% of the 3-year historical average. Paul discussed his work with local law enforcement to develop strategies for handling violators of the new federal mask mandate and reported there is no intention to request an increase in ferry passenger limits from the NC Utilities Commission. He also stated there were a few cases of employees who tested positive for COVID-19 that were traced to employees' personal holiday activities. All fellow shift employees tested negative and quarantined.

BHITA's attorney, Mary Nash Rusher of McGuire Woods, reported on the February 2<sup>nd</sup> Local Government Commission

(LGC) meeting where commissioners were unclear whether the Village of BHI was provided appropriate and timely information on the Authority's activities and whether there was opposition to BHI Limited's sale of the ferry system to the Authority. Commissioners agreed that the transaction would be considered by the LGC within three months, once the Village's concerns were addressed.

Authority members Rex Cowdry and Claude Pope requested a public information session to lay out the due diligence and financial modeling conducted over the past three years. Chair Susan Rabon agreed and set the date of a public session for February 17<sup>th</sup> at 9:15am. The next regular meeting of the Authority is March 17<sup>th</sup> at 9:15am. Information for joining the remote-only meeting is available from Village Clerk Daralyn Spivey at *dspivey@villagebhi.org*.



We are here for you on Bald Head Island during COVID-19!

- Service calls
- Monitoring accounts

WolfSecuritySolutions.com 910-799-4980 Office / 910-443-0685 Cell Sales@WolfSecuritySolutions.com







### **CHRIS HUTCHENS**

Branch Manager SVP of Mortgage Lending

# I've known and loved Bald Head Island for more than 20 years.

The Island is my family's home away from home. If you're ready to make it yours, too, I'll make your mortgage journey as simple as the ferry ride over!

"Incredible service at every turn and professionalism by all members. Response time was impeccable and just a really great process."

Frank K., May 2020



Bald Head Island's Trusted Mortgage Expert

- Low, low mortgage rates
- Quick and easy Digital Mortgage
- Fast pre-approval
- Variety of Jumbo loan options

### rate.com/chrishutchens

Cell: (910) 231-4375

Office: (910) 344-0304

chris.hutchens@rate.com

Applicant subject to credit and underwriting approval. Not all applicants will be approved for financing. Receipt of application does not represent an approval for financing or interest rate guarantee. Restrictions may apply, contact Guaranteed Rate for current rates and for more information.

1437 Military Cutoff Road, Suite 206 Wilmington, NC 28403

EQUAL HOUSING LENDER NMLS ID: 117377, LO#: FL - LO65758, GA - 69253, NC - I-113842, SC - MLO - 117377, VA - MLO-42990VA

NMLS ID #2611 (Nationwide Mortgage Licensing System www.nmlsconsumeraccess.org) FL - Lic# MLD1102 GA - Residential Mortgage Licensee
#20973 - 3940 N. Ravenswood Ave., Chicago, IL 60613 NC - Lic #L-109803 SC - Lic #-MLS - 2611 VA - Guaranteed Rate, Inc. - Licensed by Virginia
State Corporation Commission, License # MC-3769 FL - Lic# MLD1102 GA - Residential Mortgage Licensee #20973 - 3940 N. Ravenswood Ave.,
Chicago, IL 60613 NC - Lic #L-109803 SC - Lic #-MLS - 2611 VA - Guaranteed Rate, Inc. - Licensed by Virginia State Corporation Commission,
License # MC-3769



Positively Different<sup>™</sup>

# BHI CONSERVANCY

### Run into 2021 with our Turtle Trot 5Ks

By Sean Brunson, Development & Marketing Intern

Save the date for our first Turtle Trot of 2021, which will take place on **April 3**<sup>rd</sup>. In 2020, due to COVID-19, we adapted our Turtle Trots with new restrictions in order to ensure the wellbeing of our participants. As needed, we will be continuing those precautions in order to keep our supporters safe during 2021. Thus, races will have staggered start times and a limited capacity. As always, proceeds of these events help support the BHI Conservancy's mission to Discover, Learn, Conserve, and Preserve — including our nationally recognized Sea Turtle Protection Program.

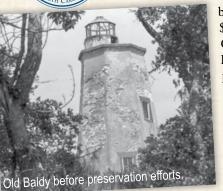
To learn more and to register for our Turtle Trot 5Ks, visit www.BHIC.org/turtle-trots. All of our 2021 race dates are also listed on the Turtle Trot web page, so you can mark your calendars for the year. We hope to see you out there!



### **Old Baldy News**

By Abby Overton, Communications and Development Coordinator

As a tumultuous 2020 closed, the Old Baldy Foundation has reason to look to a brighter 2021. The organization is humbled



to announce that we have been awarded a grant for \$750,000 from the North Carolina State Historic Preservation Office as part of their Hurricane Florence and Michael Emergency Supplemental Historic Preservation Fund (ESHPF) Hurricane Disaster Relief Subgrants program. The Historic Preservation Fund (HPF), administered by

the National Park Service, provided funding to the ESHPF to make this grant program possible.

This project marks the most significant grant funding in the Old Baldy Foundation history. Staff members drafted and submitted the application in the summer of 2020. Hurricane Florence's force struck Bald Head Island directly in 2018, and extensive damage to the Old Baldy Lighthouse occurred. Because these damages still need repair, this grant opportunity provided the perfect resource to fund the project, which was welcome timing due to our extended business *closure* due to COVID-19. The grant application clearly stated while projects should focus on repairs needed from either Hurricane Florence or Michael, work that also supports the long-term resiliency and durability of the structure to future weather and age would fit the criteria.

The Old Baldy Foundation took those guidelines and created a grant application that focused on various projects that directly address hurricane damage and focus on strengthening the lighthouse from future age and damage. Projects that will be funded by the grant program include:

- Address fallen and loose stucco to the exterior of the structure
- Interior masonry work that addresses water infiltration that has caused dry rot
- An archaeological survey to determine the need for a stone glacis wall at the base of Old Baldy

With over 200 years of weather events and tens of thousands of visitors climbing a year, there is inevitable wear and tear on the Old Baldy Lighthouse. This grant program provided a unique opportunity to ensure the work done to repair hurricane damages

\*Continued on page 15\*\*





### The Process of Joining the BHA Board of Directors

Anyone who is interested in getting involved with BHA at its Board level can submit their resume to the Nominating Committee by May 31, 2021, for consideration for the 2022 Board of Directors. All resumes should be emailed to Nominating Committee Chair Tiffany Williams at *Tiffany@ TiffanysRentals.com*.

There are two ways to be considered for Board service. First, the Nominating Committee is charged with selecting at least one candidate for each vacancy and recommending them directly to BHA's membership for consideration at the Annual Meeting. The Nominating Committee informs the Board of submitted names at its September Board meeting.

Second, if someone wants to be considered by the membership for Board service and is not identified through the Nominating Committee process, BHA's bylaws identify an alternate path: "A petition signed by a minimum of fifteen (15) individual property owners, advocating a nominee for election to the Board

of Directors, may be submitted to the Association office no later than sixty (60) days prior to the annual meeting and this candidate or candidates shall be added to the final ballot which will be mailed to the membership no less than thirty (30) days in advance of the annual meeting." The 60-day deadline for petitions this year is November 30, 2021. All who are interested in submitting a petition can email BHA Executive Director Carrie Moffett at Carrie@BaldHeadAssociation.com.

### **Volunteer To Be a Member of the Nominating Committee**

If you would like to be a member of the Nominating Committee that selects the candidates who will appear on the ballot for consideration for the 2022 Board of Directors as referenced above, then volunteer to be a member of the Nominating Committee. Prior to May 31, send an email to BHA Executive Director Carrie Moffett at *Carrie@BaldHeadAssociation.com* and tell her you would like to be a member of the Nominating Committee and include your resume.



# Starting the new year with a clean slate!

**BHA Violations 2021 YTD:** 





**Dale Giera**, General Contractor
Residential & Commercial License – NC License 71589

Office/Showroom at 251 Edward Teach Ext | BHI 919-485-9901 dale.giera@gmail.com

\*BHI references available upon request

### **NOW OFFERING**

# **MARVIN**

- > WINDOW AND DOOR
- > SHOWROOM / SALES / INSTALLATION
- Ceramic tile installation
- > Floors, bathrooms, showers
- > Prefinished wood flooring
- > LVT vinyl plank flooring
- > Sales and installation



# Designed to Inspire

# CAPE FEAR STATION on Bald Head Island

Known for its natural beauty and exceptional architecture, Bald Head Island is unlike any other coastal town. Recently, in the island's premier neighborhood of Cape Fear Station, a vibrant new neighborhood was awarded *Southern Living*Inspired Community of the Year.

# OUTSTANDING ARCHITECTURE & QUALITY CONSTRUCTION

Named for writers highly influenced by the South, cottages and estates within the Inspired Community capture the essence of Southern architecture, with gracious porches, abundant windows and high ceilings. Each home in the neighborhood is distinct, creating richly textured streetscapes.

# THOUGHTFUL LAND PLANNING & COMMUNITY SPIRIT

Cape Fear Station's land plan fosters belonging and connection among neighbors. With the beach and Shoals Club nearby, the ocean is always calling kids to meet up for a splash. The Common, a park located directly across the street from the neighborhood, plays host to games of catch and community events alike.

#### **CELEBRATE LIFE IN THE SOUTH**

Simply put, the *Southern Living* Inspired Community at Cape Fear Station offers masterfully designed new homes in a picture-perfect setting on Bald Head Island.

Contact us today to learn more.



### **BALD HEAD ISLAND LIMITED**

800-888-3707 WWW.BALDHEADISLAND.COM/SLINSPIRED















### New to BHA? BHI Basics — A Great Resource for Guests and Renters

BHI is a barrier island with interdependent ecologies and an abundance of unique flora and fauna. Education is key to helping preserve Bald Head Island. This includes educating visitors, whether they are renters or family/guests of property owners; property owners who are new; property owners who have been on BHI for a long time; and property owners anywhere in between, both full-time and part-time residents.

BHA has recently developed a new educational resource that encompasses the essentials of BHI — information about the Island, daily living topics, information about wildlife that live among us, safety information and much more. It's called "BHI Basics," and copies were included with the 2020 Annual Report package.

If you rent your home through a property management company, ask them if they're adding BHI Basics to your guest book. If you rent your home and need an additional copy for your own guest book, they are available in the BHA office (please follow safety protocols and wear a mask). Larger quantities will carry a nominal fee to cover printing costs.

For any questions and to request quantities over 10, email Pam@BaldHeadAssociation.com.



### **BHI Questions?** Island Parks

Island parks are owned and managed by the Village of BHI, and the Public Works Department maintains them. Parks include The Commons and Whale Head Park in Cape Fear Station, Marina Park in the harbour, the Creek Access on North Bald Head Wynd and the Dog Park. (Note: Having sustained damage during Hurricane Isaias, the dock at Marina Park is currently closed for repair/reconstruction, with all kayak rentals launching from the Creek Access.) For information, visit the Village website at VillageBHI.org. Hover your cursor over "Visitors," then select "Village Parks." Rental documents can be found on the Village Parks page. If you observe maintenance needs at the parks, you can submit an online service request at VillageBHI.org or call 910-457-5422.



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

## **New Home Owners — Knox Box Updates**

If you have recently bought or sold your home on Bald Head Island, don't forget to update your Knox Box paperwork and, if necessary, replace any inoperative keys. In an emergency, every second counts. Contact Public Safety at 910-457-5252.





### **Outdoor String Lights**

With the spring equinox on Saturday, March 20, it's a good time to remind property owners that outdoor string lights are not allowed. For full details, refer to page 129-130 of the Design Guidelines, which can be found at BaldHeadAssociation.com. Specific points are detailed here.

Light pollution is avoidable. Homes on the island must be extremely frugal with exterior lighting. All exterior lighting fixtures, regardless of design, are subject to ARC approval. All lighting will be baffled to prevent direct visualization of the light source. 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 any questions, email Carol Collins at CarolC@BaldHeadAssociation.com.

## **Bald Head Island's Paving Update**

Logistics for any large-scale project on Bald Head Island requires good planning. Road paving is no exception. It involves scheduling and transporting personnel, special equipment and heavy materials. Bald Head Island's 2020 paving project was delayed until early 2021 due to the volume of prep work that would be required. Plans have begun, and there is a collaborative effort among several island organizations to group projects to save time and mobilization costs. Roads are prepared by an on-island contractor. And with the volume of streets that need paving, we're hopeful that all pieces come together in the spring. For those who are awaiting repairs on your street, stay tuned. We will pass along pertinent information as we receive it.

### Reminder — No Overnight Parking in the Harbour Circle

Overnight parking is not allowed in the circle beside the Chandler Building at the BHI ferry landing (in front of Sandpiper). The circle and adjacent property is private property that is owned by BHI Limited, who has allowed property owners to park their carts at that location during daylight hours for many years. Please do not take advantage of Limited's generosity by parking carts during prohibited hours.







**HOME • FLOOD • WIND & HAIL • GOLF CARTS • BOATS** 







### THE HUNEYCUTT GROUP

We are a family-owned Insurance Agency providing excellent service and coverage to the Carolina coastline and Bald Head Island. Chad and Tara Huneycutt, agency owners, are homeowners on BHI and have a vested interest in protecting the island. We carefully consider which insurance benefits will suit your individual needs and we will monitor those on an ongoing basis. Contact us today if you are looking to purchase a new home or have an upcoming renewal on your existing insurance. We look forward to working with you!

 $BHI@huneycuttgroup.com \,|\, huneycuttgroup.com \,|\, 910.338.1773$ 

# Experience the Exceptional LOCAL EXPERTISE | GLOBAL REACH

If you have an interest in selling in 2021, now is an ideal time to put your home on the market. Let us be your beacon!

Experts project an optimistic year for the 2021 housing market. With mortgage rates forecasted to remain low, high buyer demand is expected to fuel more home sales and continue to increase home prices. Reach out to a one of us today to determine how to make your best move in the new year!



Stephanie Blake
443-848-9811
sblake@intracoastalrealty.com



Doug Oakley
910-471-7710
doakley@intracoastalrealty.com



David Wray
828-773-4967
dwray@intracoastalrealty.com

Your Bald Head Island Real Estate Experts.





4 MARINA WYND | BALD HEAD ISLAND, NC | 910.457.7400 | BHIREALESTATE.COM







### Note: BHA Assessments

BHA's annual assessment deadline has passed, which was February 15, 2021. A late fee and interest will accrue at 1.5% monthly after March 15, 2021. Payment questions can be emailed to Denise Eidal at Denise@BaldHeadAssociation.com.

### • • • Continued from page 1 (Annual Meeting Recap)

experience. We understand that some members had problems connecting, and BHA is evaluating software tools for future use.

We received over 110 questions during the live event, and seven property owners submitted numerous questions prior to the event. One property owner submitted questions and a survey about the Wildlife Overlook, which was received on the morning of the Annual Meeting and was mentioned in the meeting.

BHA thanks this year's presenters — Hon. J. Andrew Sayre, Mayor, Village of BHI; Chris Webb, Executive Director, Old

Baldy Foundation; Joyce Fulton, Consultant, BHI Limited; Cam McIntyre, President, Public Safety Auxiliary (PSA); Chris Shank, Executive Director, BHI Conservancy/SILT; and David Sawyer, CEO, BHI and Shoals Clubs.

Due to COVID restrictions, the 2021 Smith Island Social is postponed. We will provide updates as warranted. BHA's Covenants require that its Annual Meeting be held the last Saturday in January, so for next year, it will be held on January 29, 2022. Save the date!

### • • • Continued from page 4 (Village of BHI Updates)

management of the Island's transportation system, but that the Authority would benefit from a few adjustments to the statute.

He expounded on the Village's concerns with the appraisal figures, operations and lack of transparency in the process.

The Village created a web page to provide public access to BHITA documents during the transition period of ownership of Bald Head Island's transportation system from Bald Head Island Transportation, Inc. to Bald Head Island Transportation Authority. The web page can be found by going to www.villagebhi.org "Residents & Owners" "View..." "BHITA Documents." The Village is also providing updates on this process via the Village's Voice e-newsletter and announcements. To sign up to receive these updates, go to the Village's website, "Residents & Owners" "Sign Up For..." "Village's Voice."

The Village Council had a productive retreat on February 2, 2021. A recap of the retreat is available in the February edition of the Village's Voice. Many of the topics covered during the retreat will be revisited as the Village develops its FY2022 budget. At least one budget workshop meeting is scheduled to be held in early May. These workshops are open to the

#### • • • Continued from page 7 (Old Baldy News)

is supported for years to come by approving projects that provide stability and long-term resiliency to the historic structure. If you are interested in learning more about this upcoming project and to read a detailed description of the project scope and time, visit www.oldbaldy.org/ happenings.

public and notices will be posted on Village bulletin boards and social media.

### March 2021

	BHI Conservancy Virtual Lecture	3/3/2021	6pm
	ARC–A Meeting	3/5/2021	10am
	BHI Conservancy Virtual Lecture	3/10/2021	6pm
	BHA Board Meeting	3/12/2021	11am
۱	Daylight Saving Time Begins	3/14/2021	
į	St. Patrick's Day	3/17/2021	-
n	BHI Transportation Authority (BHITA) Meeting	3/17/2021	9:15am
	ARC–B Meeting	3/19/2021	10am
	Village Council Meeting	3/19/2021	10am
	Spring Equinox	3/20/2021	-

### Save the Date in April:

ARC–A Meeting	4/2/2021	10am
BHI Artisans Show & Sale	4/3/2021	
Easter Sunday	4/4/2021	
BHA Board Meeting	4/9/2021	11am
Tax Day	4/15/2021	
ARC–B Meeting	4/16/2021	10am
Village Council Meeting	4/16/2021	10am
BHI Transportation Authority (BHITA) Meeting	4/21/2021	9:15am

### Around the corner in 2021:

Cinco de Mayo	5/5/2021
Mother's Day	5/9/2021
SIAL Show & Sale	5/29/2021-5/30/2021
Memorial Day	5/31/2021
SIAL Show & Sale	7/10/2021-7/11/2021

# **Ongoing:**

Village Chapel Virtual Services: Sundays 10am AA Virtual Meetings: Mondays & Thursdays

(Zoom Group: #3909737348, P/C: 217739, Email: sober.1day.at.a.time@gmail.com)

Copyright 2021. All rights reserved by Bald Head Association, PO Box 3030, Bald Head Island, NC 28461. Editorial material is intended to inform BHA property owner members. Advertising in BHA's Island Report is not an endorsement of nor a referral for service providers by BHA. Property owners should exercise their own due diligence in the selection of service providers and should not rely upon the inclusion of advertising from such service providers in this publication.

PRSRT MARKETING

Bald Head Association 111 Lighthouse Wynd PO Box 3030

U.S. POSTAGE PAID Bald Head Island, NC 28461-7000 PERMIT 199 www.BaldHeadAssociation.com STATESBORO, GA

Daylight Saving
Time begins on
Sunday,
March 14, 2021

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





### TIFFANYS

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

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