



Island Report

Communication, Advocacy and Protection of BHI Property Values

Dive into Your Community — Volunteer!

You've heard it many times — much of what Bald Head Association accomplishes is a direct result of the contribution of its volunteers. On any given year (with exceptions during the COVID pandemic), the activities of BHA's volunteers vary from serving as board members, helping plan and organize events for property owners and reviewing the literally hundreds of applications for new construction projects and remodels. Our volunteers help ensure that the organization's financial position is strong and organize community events such as litter sweeps and tree plantings. Volunteers are crucial to BHA's mission.

Most of the Island's organizations rely on volunteers and, like them, BHA has a consistent need for new energy to be fused into its six committees — Architectural Review (ARC); Finance; Resource Conservation and Beautification (RCB); Education and Recreation (ER), formerly *Socialization, Education and Recreation*; Long-Range Planning (LRP), formerly *Strategic Planning and Long Range Projects*; and Community Wide Standards (CWS). The time commitment for individuals who volunteer on these committees for three-year terms varies widely and ranges from an occasional meeting to plan an event to regular, monthly meetings to review construction and landscaping submittals. The time, talents, experience and desire to make a difference that BHA's property owners have is what makes our committees work!

New property owners can find volunteering with BHA a fun way to get involved with and learn more about the BHI community, as well as meet fellow property owners. New and seasoned property owners — whether they live on BHI full-time

or are part-time residents who aren't on-Island as much as they'd like to be — can get involved since BHA holds its meetings in person or utilizing Zoom.

If you're not ready to sign up just yet, consider this. Right now is a crucial time of expansion for Bald Head Island. Approximately 35 new homes are built each year; 2020 was a record year for real estate closings, bringing many new property owners to BHI; and research by the BHI Club shows many new owners are of a younger demographic with families who are looking for ways to enjoy BHI. Do you have the desire to help continue the long legacy of sustaining what is unique about Bald Head Island while also finding ways to meld a new generation of owners into the fold? If so, we need you!

Still need more information to decide? Go to BaldHeadAssociation.com/committees and learn about the charge BHA's bylaws assign to each of the committees.

If you have questions about any of them, contact the Board Liaison of that particular committee. Or, you can email Executive Director Carrie Moffett (Carrie@BaldHeadAssociation.com). When you're ready to volunteer, all you have to do is fill out the volunteer application available on BHA's website (BaldHeadAssociation.com/committees) and email it to Carrie@BaldHeadAssociation.com. We'll take care of the rest.

With new volunteer terms of service beginning in late January, we hope you'll consider volunteering with BHA. You just might make new friends, have some fun and impact the quality of life found on BHI for generations to come.



Vote Online:

<https://baldhead.ivotehoa.com/register>

January 3, 2022, 8:00am –
January 26, 2022, 4:00pm

BHA 2022 Annual Meeting, Online Voting and Smith Island Social

Out of an abundance of caution and in line with COVID-19 protocols, BHA will hold its 2022 Annual Meeting virtually. The Annual Meeting will be held on Saturday, January 29, 2022, at 9:00am. The live event will be held via Zoom Webinar and is open to members. It will be recorded and posted online for viewing on your own schedule. Information about joining the meeting will be available on BHA's website in mid-January.

Visit BaldHeadAssociation.com.

Online Voting

BHA is utilizing the software Vote

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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 for urgent ARC matters, call 910-477-7246.

If You Rent Your Bald Head Island House — Read This

There is a mixture of BHI property owners who rent their homes. Some hire property management companies and some rent on their own, utilizing rental listing companies such as VRBO (Vacation Rental By Owner). If you fall into the category of using a property management company, here are important reminders when it comes to the exterior of your home, including landscaping and tree trimming/removal.

The property owner is responsible for establishing proper expectations with property management companies. Ensure that they, just like you, understand and follow BHA's Design Guidelines and comply with ARC's pre-approval processes. **DO NOT ASSUME.** Otherwise, you may literally have to pay for their mistake.

At the top of the list is knowing where your lot lines are so that you know the area you actually own. Your lot may border a neighbor's lot, land owned by the Smith Island Land Trust (SILT) or BHA Common Area (such as the land buffer between the rear of a home and the BHI Club's golf course property). BHA is your "neighbor" for Common Areas and owns that vegetation. So, just as you would not venture onto your neighbor's land to trim a tree, cut a tree or trim understory, the same holds true for BHA Common Area. Not only would that violate the ARC process, it's also considered trespassing. If you don't have a lot survey or have any questions, BHA can help you or your landscaper closely estimate your lot area using GIS mapping on Brunswick County's website. Visit BHA's office at 111 Lighthouse Wynd.


For property owners who live in drip-line communities,

you do not own the land outside of your drip line and cannot make any changes to landscaping on your own. If you live in a community with a sub-association, contact your president for work requests. If you live in a BHA-managed drip-line community (Keeper's Landing, Sumner's Crescent and Surfman's Walk), contact Pam Rainey, BHA Customer Relations Associate, at 910-457-4676, ext. 24 or PamR@BaldHeadAssociation.com for work requests.

Before any work on the exterior of your home or any landscaping (which includes tree trimming, tree removal and understory trimming) is done, property owners must first request approval from the Architectural Review Committee (ARC). The importance of reading, understanding and following BHA's Design Guidelines (BaldHeadAssociation.com) cannot be stressed enough. And Fran Pagliaro, ARC Coordinator, can help with any questions. Call 910-457-4676, ext. 22 or email Fran@BaldHeadAssociation.com.

The ARC Design Guidelines and prior approval processes stand, even if you use a third party to manage your property. And the property owner remains the responsible party. So, talk with your property management company and make sure they know that you expect them to follow the correct ARC procedures. If they don't, you will be the one who receives a violation letter and possible fine. Keep in mind that necessary permissions prior to doing any exterior work include:

- Changing any exterior light fixture.
- Trimming tree limbs
- Removing trees (even if dead)
- Trimming or removing understory
- Post-storm trimming or removal of any vegetation
- Changing any exterior structure materials
- Changing any landscaping elements

For ARC questions, contact Fran Pagliaro, ARC Coordinator, at 910-457-4676, ext. 22 or Fran@BaldHeadAssociation.com. 

November 2021 Violations: 5 Total

- 2 – Tree trimming
- 1 – Boat visible from the road
- 1 – Work done without ARC approval

Sand Dollars
By Alan Briggs

yesterday on the morning
dog walk
on South Beach
I saw a portion of a sand dollar
half buried in the sand
I leaned down and carefully
brushed the sand off
so I could see
if it were a whole sand dollar
or as is usually the case
just a fragment
it was whole
I was ecstatic
I carefully picked it up
and held it in my hand
tenderly
I observed it closely
perfectly round
flat on the bottom
slightly sloped on the top
about three inches in diameter
a wonderful work of art
radial symmetry
five pear shaped petals
five paired rows of pores
five little oval windows
port holes to the ocean
front to back bilateral symmetry
a miracle of Mother Nature
and it made it to South Beach
from parts unknown
like a little surfboard
or skim board
churning round and round
in the waves —
perfection
there has to be
a God.

BHA President’s Letter ~ Alan Briggs
My Observations After a Year

I am about to complete a year as President of BHA. I thank you for the privilege and honor of permitting me to serve as your President. I would like to pass on to you a few of the significant observations I now have. By “significant observations,” I mean things that **really** stood out to me about BHA.

As you may or may not know, I am not a complete novice to HOAs. As a practicing lawyer for 47 years, I formed, incorporated and represented several HOAs. Additionally, from 2016-2018 I served as President of the Bald Head Island Stage II HOA. And from 2018-2021, I served on the Board of Directors of BHA.

Yet, I learned more in this last year as President of BHA than I learned in the preceding 51 years. So, let me just pass on to you a few of my “significant observations.”

First, Fran Pagliaro, our ARC coordinator, the two ARC full- and part-time staff employees (Karen Mosteller and Kelsey Callahan) and 18 members of the Architectural Review Committee (ARC) make an incredible personal commitment of time, intelligence and skill. They perform exceptionally complex work understanding and applying the detailed Design Guidelines and promptly and fairly treating home owners, home builders and design professionals in the design and construction stages of home building and remodeling.

I believe this is the most important work BHA does. And these staff employees and volunteers are dedicated to performing and are performing first-class work.

Second, Carrie Moffett, who is our Executive Director and has been for the last 10 years, does an outstanding job. She has assembled a team of nine full- and part-time staff employees who demonstrate a real *esprit de corps* that makes them work as a well-oiled and smoothly functioning team that serves all of the BHA members.

They each have their own special skills and job assignments (administrative, accounting and bookkeeping, ARC-related, member relations, communications, etc.). But they don’t just perform their specialties, they operate as a team and work together to do whatever work needs to be done on a daily basis. They are mutually supportive of each other and seamlessly work together.

They do this because Carrie is their leader, they all know and respect her and individually and collectively want to serve our members as well as can be done. Kudos to Carrie.

Third, while BHA is separate and distinct from the Village of Bald Head Island and each has its own duties and responsibilities, it is important to all of us that there be a good working relationship between the BHA and the Village.

To say the least, the struggles this year in connection with the potential sale of the ferries and other Transportation Assets have created tension and differences of opinion among people and organizations on BHI. Some of that tension has been between BHA and the Village. That has been unfortunate.

There is nothing wrong with people and organizations having different opinions. That

Continued on page 15



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Village of BHI Updates

Employee of the Year

This year's Village Employee of the Year goes to Stephen Pevarnik, Island Postal Specialist in the Island Package Center & Post Office (IPC/PO). Stephen exemplifies professionalism through his customer-focused services. He is a role model for all employees who interact with the public and is a dedicated member of the IPC/PO team. When presenting Stephen with his plaque, Village Manager Chris McCall added, "Stephen has been through changes of leadership in the department and has been the one



Village Employee of the Year, Stephen Pevarnik

constant through that change over the last few years." Congratulations Stephen!

Creek Access Permits

If you already have a space at the Village Creek Access for your vessel (kayaks, canoes, small boats without motors), Creek Access permit renewal applications should have arrived in your mailbox by mid-December, with payment due by January 15, 2022. If you would prefer to receive your permit

By Carin Faulkner, Village Public Information Officer

application via email, please contact Darcy at dsperry@villagebhi.org. Please review the information/address on the form and make corrections, if needed. The permit needs to be filled out in its entirety and returned to the attention of Darcy Sperry. Once payment is received, a permit number will be assigned, and staff will affix the stickers to the vessel for you. Permits are issued per vessel as opposed to per space. If you are interested in leasing a space at the Creek Access, contact Darcy (dsperry@villagebhi.org or 910-457-9700, ext. 1001), and if there is space available, she will get a space assigned to you once the proper paperwork is filled out and submitted. These spaces are permitted annually at the calendar year.



The Creek Access site is located at 109 N. Bald Head Wynd. Annual permits are issued for spaces to store kayaks, canoes and small boats without motors. Annual permits are \$150 each.

Annual Cart Registration

The annual cart registration is in full swing, with 2021 registrations having been expired on December 31, 2021. The Village would like to take this opportunity to remind you of the importance of getting this done. Should there be an accident involving your cart and you are incapacitated, this registration may be the only way a Public Safety Officer (PSO) is able to contact your family. Additionally, in instances where a vehicle is stolen, either on purpose or by mistake, the registration is an important part of the PSO's follow-up to get the vehicle back to the right owner. New registrations must be completed at the Public Safety Building so that a PSO can check that the cart meets Village ordinance requirements.



If you are registering a new cart, please make sure you bring your liability insurance coverage information. Annual registration renewals for carts already registered can be completed online at <https://villagebhi.org/residents-owners/submit-a/golf-cart-electric-vehicle-registration>. When registering online, if you select the option to pick up the new sticker at the Public Safety Department, **please allow at least 48 hours for processing by administrative staff before going by to pick it up.** Note that the 48-hour processing does not apply on weekends and/or holidays.

If you have any specific questions about the annual registration process, please feel free to contact Elizabeth Gray, Administrative Assistant, at 910-457-5252 or by email at psadmin@villagebhi.org.

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Village Chapel of BHI Update

By Kevin Arata, Village Chapel Board of Trustees

The Village Chapel annual meeting will be held on Sunday, January 30, 2022, immediately following the 10:00am worship service, where the installation of the 2022 Board of Trustees and officers will take place. The first 2022 quarterly Board of Trustees meeting will also be held that day at 1:00pm in the Generator

Society Hall at Bald Head Association (111 Lighthouse Wynd). Details on how the public may attend (in-person versus Zoom) will be shared the week before the meeting. Details will be posted on our Facebook page (www.Facebook.com/VillageChapelofBaldHeadIsland) and website (www.VillageChapelofBaldHeadIsland.com), as well as shared via the Maritime Market's email bulletin. 


••• Continued from page 1 (BHA 2022 Annual Meeting, Online Voting and Smith Island Social)

HOA Now for online voting for the 2022 Annual Meeting. In your 2021 Annual Report that was mailed in a white catalog envelope in mid-December was a description of the items that members will be considering for approval. Members who cannot or prefer not to vote online can contact BHA (Diane@BaldHeadAssociation.com) to request a paper proxy be mailed or emailed. **To vote online, visit the secure web address listed in the callout box. You can also focus your smartphone camera on the attached QR code to go directly to the website. You'll be taken to a secure site specific to BHA's election. Enter your unique registration code found on the back cover of your Annual Report.**

Online voting begins at 8:00am on Monday, January 3, 2022, and ends at 4:00pm on Wednesday, January 26, 2022. All paper

proxies must also be received by 4:00pm on January 26, 2022, in order to be counted. Voting on the day of the Annual Meeting will be via ballot using the same website and unique registration code. No motions will be taken from the floor. Questions? Contact Carrie Moffett, BHA Executive Director, at 910-457-4676, ext. 26 or Carrie@BaldHeadAssociation.com.

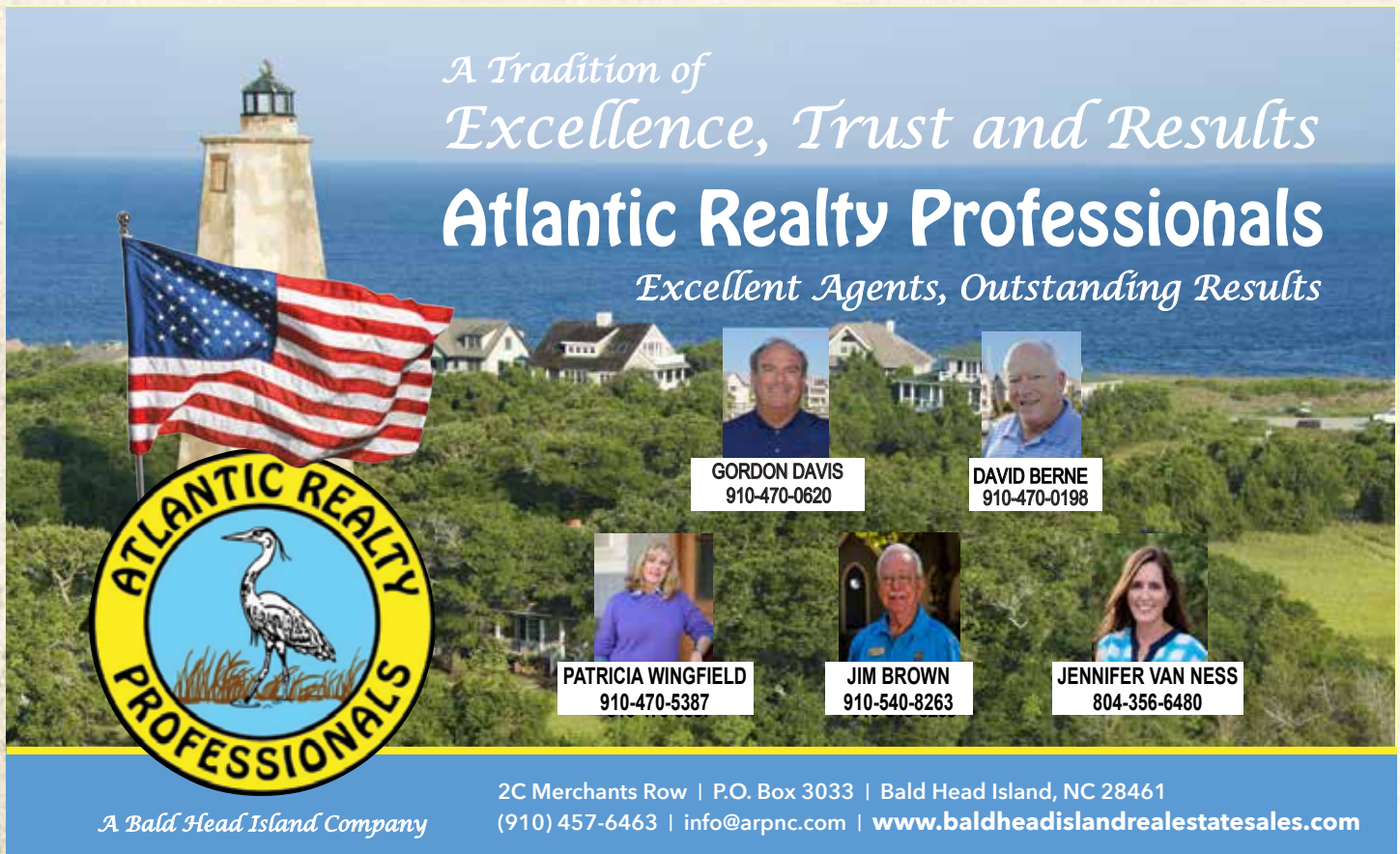
Smith Island Social

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. The Smith Island Social begins at 6:00pm and reservations can be made by calling the BHI Club at 910-457-7300 by January 19, 2022. Mark your calendars now to attend! 

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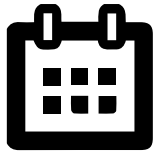
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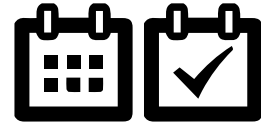
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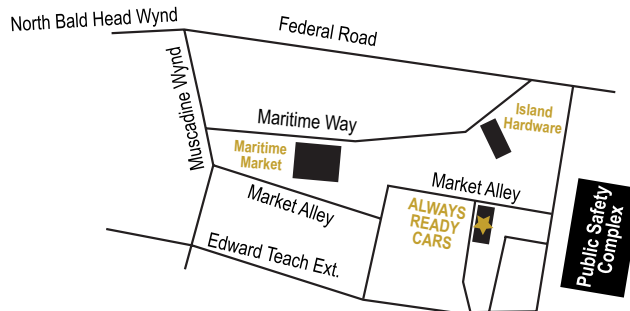
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2022 Annual Assessments

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 (*Note: Owners must have signed 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 are mailing 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 910-457-4676, ext. 27.

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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New Year, New Adopt-as

By Morgan Hooks, Development and Marketing Assistant

The New Year signals renewal and promises new beginnings, especially for us at the Conservancy. Our team constantly aims to evolve our efforts and further the fulfillment of our mission each year. As seen by the recent improvements our development team has made to our popular Adopt-a-Program, we strive to improve the experiences for our supporters each year and are eager for our community to see what's in store.

In 2022, our supporters will now receive their Adopt-a packages in eco-friendly, recyclable and compostable boxes from our friends at Noissue.co. Our team has worked thoroughly to source materials for our program that represent our mission here at the Conservancy. Once the recipient has received their Adopt-a package, they are able to support the Conservancy's mission from their own home and recycle, compost or even reuse their box.

Each Adopt-a is sealed with a personalized sticker prompting the recipient to "open to discover" their new plush sea turtle and all

of the accompanying information about the species inside. Opening our Adopt-as is a magical experience for recipients of all ages, and our team wishes to enhance the joy that comes with opening up an adopted sea turtle for the first time with our new packaging.

Additionally, our team has added a new level to our Adopt-a-Program — our Adopt-a-Nest Experience. With the Adopt-a-Nest Experience, our supporters receive the chance to be inside the ropes for the excavation of their adopted nest and the potential of watching hatchlings make their way to the ocean. As an adoptive parent for this level, recipients are assigned to a nest laid on our beaches during the 2022 sea turtle season and receive a plush turtle, a red flashlight for their own beach explorations and much more.

Reflecting on 2021, the Conservancy shares gratitude for our ever-growing community of supporters for joining us in another successful year of discovery, education, conservation and preservation.

Visit www.BHIC.org/adopt to discover our Adopt-a-Program.



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Brief Biography of James Henry Doshier

By Old Baldy Historians

James Henry Doshier, the longest-serving keeper of Old Baldy Lighthouse, was born on July 13, 1843, at Frazier’s Neck in Brunswick County, North Carolina. Doshier’s parents, Charles Gause Doshier and Susan Dunbar Davis, descended from original settlers of Smithville, now Southport, North Carolina. Doshier’s father was a Cape Fear pilot and served blockade runners during the Civil War. Henry was 18 when the Civil War broke out, and he enlisted as a Sergeant in the 30th North Carolina Infantry’s Company C. Doshier witnessed battles such as Antietam and Gettysburg before the war’s end. He left the Confederate military as a 1st Lieutenant and returned to Smithville.

One year after the Civil War, James Henry Doshier married Rebecca Guthrie, the daughter of Archibald Menzies Guthrie, a famed pilot of the blockade runner *Robert E. Lee*. Together, James and Rebecca raised seven children to adulthood: Annie, Gertrude, Susan, Frederick, Lillian, Catherine and Esther. At least the younger children, including Lillian, Catherine and Esther, grew up on Bald Head Island.

Doshier began his career with the United States Lighthouse Service as Keeper of the Frying Pan Lightship in 1881. On October 13, 1882, Doshier was appointed keeper of the Bald Head Lighthouse, inaugurating a 31-year career at the light station. Keeper Doshier witnessed monumental changes in the Lower Cape Fear while serving at Old Baldy Lighthouse. During Doshier’s tenure, the U.S. Army Corps of Engineers closed New Inlet by constructing a dam known as “The Rocks.” In 1886, Doshier was atop Old Baldy Lighthouse when the infamous Charleston Earthquake occurred. Doshier reported a tremor lasting ten seconds, resulting in broken equipment. Later, in May 1893, James Henry Doshier was photographed by lighthouse engineer Hebert Bamber at Old Baldy Lighthouse. Four photographs taken by Bamber represent the first known photographs of Bald Head Island. In several of the pictures, Doshier’s daughters Lillian and Catherine are depicted. According to newspaper accounts, Doshier constantly hosted curious visitors to Old Baldy Lighthouse and held numerous Methodist Sunday School services during the summer months.

Eventually, the lighthouse service constructed a second lighthouse on Bald Head Island. The new lighthouse, named Cape Fear Light Station, began operations on August 31, 1903. A few days later, on September 8, 1903, Doshier’s title at the old lighthouse changed from keeper to “laborer in charge.” Incidentally, the lighthouse service decreased Doshier’s yearly pay from \$720 to \$240. Doshier appealed this decision and negotiated for an annual salary of \$560. The final major development during Doshier’s tenure at Old Baldy were the lighthouse’s 1905 renovations, including the construction of an oil house and new keeper’s cottage. This keeper’s cottage, which is the third and final keeper’s cottage



US Lighthouse Society

Continued on page 16

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JOSH WHITAKER
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A Functioning Monitored Smoke Detection System is Essential on BHI

Carin Faulkner, Village Public Information Officer



Photo of a 2018 structure fire on BHI

With limited accessibility to the Island and the associated delayed response of mutual aid from surrounding communities, it is *extremely* important that the Public Safety Department respond to fires quickly to minimize the potential threat to life, property and loss of the

Island’s protected maritime forest.

The presence of a properly functioning monitored fire alarm system means the Public Safety Department is able to respond as quickly as possible to a fire at a home, even if it is unoccupied. Several years ago, a fire was caused by a short circuit at a property’s bollard. The crofter was included in the property’s monitored fire alarm system (as it should be), and the Public Safety Department was alerted promptly enough to contain the fire before it spread to the main house and adjacent properties.


Village Ordinance Section 6-163 includes requirements for *monitored* smoke detection systems in residential structures that are over 500 square feet in size. Monitored means a *working* system. Most crofters on Bald Head Island are over 500 square feet and are required to be on a monitored smoke detection system. Even if a crofter or garage is not over 500 square feet, if it is used for permanent or temporary storage of any electrically powered vehicle, it is required to be on a monitored system. Property owners should take action as soon as possible to make sure their monitored smoke detection systems are functioning and that their crofters are currently included on the home’s monitored alarm system.

Public Safety Director Alan May says that the Public Safety

Department would rather respond to a false alarm than no alarm at all. The photo included with this article is of a structure fire that took place in 2018. The home did not have a working fire alarm. By the time an onlooker off-Island alerted Public Safety about the visible flames, it was too late. The home ended up being a total loss, which could have been prevented by a functional monitored smoke detection system. May added, “Alarm monitoring is only a few dollars more on your Internet bill, and it provides you the assurance that the Department of Public Safety is alerted immediately when there is a fire emergency on your property.”

Fire Alarm Tips

- Make sure your alarm system is functioning properly by getting it routinely inspected. An annual inspection as part of a scheduled maintenance program with your alarm service provider making all necessary repairs and/or recommended system improvements should be taken into consideration.
- Inquire with your alarm service provider for recommendations on the various methods of connectivity for required monitoring services given your current alarm system configuration. An old or outdated alarm system that currently uses a conventional landline connection may be converted for connection through the Internet. Radio communicator devices through a cellular based service provider is another option worth considering.
- Change your smoke alarm batteries every six (6) months.
- Have adequate power surge protection and battery backup for your fire alarm system.

For more information on smoke detectors, visit the National Fire Protection Agency (NFPA) website at www.nfpa.org/public-education/by-topic/smoke-alarms. Also, contact your alarm service provider if you have any questions. 

Call 911 — Even If It’s Not an Emergency

Carin Faulkner, Village Public Information Officer



Many of us grew up learning to call 911 for emergencies only. While that may be the case to this

day, in many areas of the nation, calling 911 during a non-emergency situation on Bald Head Island is an okay thing to do; in fact, it’s encouraged!

Bald Head Island’s 911 calls go to the Brunswick County 911 Call Center. In the past, there was a non-emergency number that could be used to reach the call center, but this number is no longer being publicized. This is because the non-emergency line is answered by the same dispatchers who receive 911 calls. The first question the dispatchers ask is, “Is this call an emergency?” Then

the call is prioritized and dispatched based on the caller’s answer to that question. If the call center is receiving many calls at once, a non-emergency caller may be placed on hold until the lines are freed up to handle the non-emergent situation.

Using the 911 number allows the calls to be tracked, and according to Bald Head Island Public Safety Director Alan May, the call log information is very important to the Village. “Being able to track the types of calls that are coming in is valuable to our organization. It helps us determine where to put our resources, and it can drive our training, our equipment and even our staffing and scheduling throughout the peak and non-peak seasons. It also gives an accurate record of our department’s response rates.” The calls are recorded and transcribed, so if there are any discrepancies, i.e., time of call, directions, statements, etc., there is an accurate record to be used if the incident results in further investigation.

Continued on page 19

Reserve Study FAQs

Late in 2020, BHA’s professional reserve study was completed, and BHA’s Board of Directors adopted a reserve policy at its November 2021 regular meeting. Here are answers to some frequently asked questions to help our members.

What are reserves for an association?

Money is set aside by a homeowners association to cover repairs and replacement costs for commonly owned assets.

Does BHA have money set aside for reserves?

Yes. Funds have been collected and set aside in reserve for various items. The balances are included on the Association’s internal balance sheet and the annual audited financial statement. These financial documents can be found on BHA’s website at BaldHeadAssociation.com/financial-report.

How much money should an association have in reserves?

Ideally, a minimum of 60% of the depreciated value of all the Common Areas at any given time. By maintaining a “healthy” level of reserves, an HOA reserve fund limits the risk of needing to ask for additional funds (special assessment) from its members. A reserve study is the best tool to determine the replacement costs.

What is a reserve study?

National best practices require that a reserve study be conducted every 3-5 years by a professional reserve study company that is trained in evaluating the current condition of assets, determining how long until the assets need to be replaced and estimating the cost for eventual replacement. The company compares the level of funding previously collected, factors in inflation and other site-specific costs and recommends a yearly allocation that should be

added to the reserves fund over the life of the items to ensure that sufficient cash will be available once the item requires replacement.

When was the last time BHA had a reserve study?

On December 4, 2020, Global Solution Partners completed a professional reserve study for BHA. Previous informal studies were completed with input from on-Island contractors and builders.


What was the outcome of the reserve study?

The 2020 reserve study estimated that BHA maintains \$3.3 million worth of assets. The study recommended funding levels for every asset owned and/or managed by BHA. The staff recommended that a reserve policy be developed in order to plan for proper reserve funding, and the Board of Directors approved that plan in November 2021. Visit BaldHeadAssociation.com/financial-report to view the reserve policy.

What is in the reserve policy?

The reserve policy lays out a plan to fund the reserves at 70% of the reserve study recommendation within five years. The 70% funding level will decrease the risk of special assessments and deferred maintenance. The policy also addresses reserve expenditures and borrowing guidelines.

What wasn’t included in the reserve study?

The lagoons owned by BHA and the Wildlife Overlook were not included in the 2020 reserve study. The Wildlife Overlook had not been built at the time the study was completed. Reserves for the Overlook have been included in the 2022 budget at 70% of the final construction plus inflation over 30 years. BHA plans to address ownership and funding for the lagoons in the next two years. 



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-Chad H.

*Source: <https://www.scotsmanguide.com/rankings/top-originators/2020/top-dollar-volume>

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BHA's 3rd Annual Operation Re-Forest — We Forest

BHA's 3rd annual Operation Re-Forest — We Forest was a big success! From December 6-9, 2021, a total of 56 trees were planted, 10 of which were Honor Trees and some for ARC mitigation.

BHA thanks its many volunteers, especially John Kinney and Kay Menk, who began this operation in 2019 and have personally handled ordering trees and supplies, organized labor and volunteers, worked with 811 to ensure digging location safety, dug holes, planted trees, watered/checked newly planted trees and much more. Thank you, Paul Stetson, for driving the truck to South Carolina to pick up the trees. Members of BHA's Resource Conservation and Beautification (RCB) Committee helped oversee plantings, and volunteer Tree Keepers helped

check and water newly planted trees with a special water tank fitted for a golf cart. We appreciate you all! Thanks also goes to Pam Rainey, BHA Customer Relations Associate, who handles plantings in the BHA-managed communities of Keeper's Landing, Surfman's Walk and Sumner's Crescent. And we thank BHI Limited for again waiving the barge fees to bring the trees to Bald Head Island.

BHA began this operation in 2019 to help mitigate Bald Head Island's tree losses from previous storms, such as Hurricane Florence in 2018. The online map and list of Honor Trees can be found on BHA's website at BaldHeadAssociation.com/re-forest, and updates from 2021 will be added soon. 


••• Continued from page 3 (BHA President's Letter ~ Alan Briggs: My Observations After a Year)

is just everyday life and is to be expected and can be a positive force for moving forward. There is no reason BHA and the Village would or should have the same opinions on every issue. The Village and the BHA have different charters and purposes. It is okay to have differences.

Yet, it is important to keep the differences of opinions on a professional level. It is important that BHA and the Village maintain a mutually cooperative and respectful working relationship. We each want to serve our members/constituents in

the best possible way. Generally, that has been the case over the years. This year there was some slippage.

I was exceptionally pleased when Peter Quinn, our new Mayor, reached out to Carrie and me for us to meet and discuss ways to work together all in the best interests of our members/constituents. We had that meeting, and I am pleased to report that all is headed in the right direction.

Conclusion. Again, thank you for permitting me to serve as your President this last year. 

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Welcome New Village Council Members

BHA extends a hearty welcome to the new and returning Village Councilors and wishes its outgoing Mayor J. Andrew Sayre all the very best. Thank you to outgoing Mayor Sayre for his dedication, serving the BHI Council from December 1997 to December 2021, serving as Mayor Pro Tempore from November 2003 until December 2009 and as mayor from December 2009 until December 2021.

New Village Councilors were sworn in at the Village's

December 10th regular meeting, including incumbents Emily Hill and Scott Gardner. New Councilor Gerry Maggio was nominated, approved and sworn in. Mike Brown was nominated and approved as Mayor Pro Tempore. And BHI's new Mayor Peter Quinn was sworn in and presided over the remainder of the meeting.

BHA looks forward to working all members of the Village Council and accomplishing great things in 2022! 


Heartfelt Wishes and Thank You for Assistance

BHA extends its heartfelt wishes for recovery to the proper owners affected by the November 20, 2021, fire at Lighthouse Landing. A community is defined by how it gathers together following difficulty, and Bald Head Islanders have shown themselves strong, resilient, supportive and caring.

For a tragedy such as this fire, there are those who rose to meet and conquer the numerous challenges that the scene presented, including BHI's very own incredible Public Safety Department, Public Safety volunteers, Public Service Auxiliary (PSA) and many more. BHA would like to extend its appreciation to the dedicated staff and volunteers of these organizations, as well as to all of the many agencies providing mutual aid from surrounding areas. Under the direction of Brunswick County Fire Administrator Mack Smith, who developed and coordinated the mutual aid plan, staff and volunteers included from the following agencies: the City of Southport, the Town of Boiling Spring

Lakes, the Town of Bolivia, the Town of St. James, the Town of Leland, the Winnabow Volunteer Fire Department, the City of Northwest, the Town of Kure Beach, the Town of Carolina Beach, the Town of Shallotte, the Brunswick County Sheriff, the United States Coast Guard, the NC State Marine Fisheries, the Sunny Point MOTSU Fire Department, the Bald Head Island Club and Bald Head Island Transportation Inc.


Bald Head Island resident Allison George, RN, coordinated firefighter rehydration, medical assessment and evaluation for responders. And Jules Salty Grub and Island Pub, Delphina Coastal Cuisine, the Bald Head Island Club and the Maritime Market provided food and beverages to all responders.

BHA extends its gratitude for all who helped and gave assistance. Bald Head Island is made an even more special place because of all of you. 

••• *Continued from page 11 (Old Baldy: Brief Biography of James Henry Doshier)*

at Old Baldy Lighthouse, burned down in 1931.

Within a decade, Old Baldy's lantern was changed to an acetyl automatic system, at which point Doshier retired from service in 1913. After Doshier's retirement, the keeper of the river lights and beacons was responsible for Old Baldy Lighthouse. In the

final years of his life, James Henry Doshier lived at the house he constructed on Southport's West Street. His next-door neighbor was Charles Norton Swan, keeper of the Cape Fear Light Station. Doshier died on June 23, 1934, at the age of ninety. He is buried in the Old Smithville Cemetery. 

TIDBITS:

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

BHA's Community Garden

If you love gardening, there are a few garden plots still available in BHA's Community Garden. As of print time, three large and three small plots are available. Lease of the small plot is \$100 and \$250 for the large plot. BHA's Community Garden is located beside the Dog Park on North Bald Head Wynd.

Contact Diane Mesaris for details and fees at 910-457-4676, ext. 21 or Diane@BaldHeadAssociation.com. Current garden plot renters will receive the gate lock's combination. Water is available in several areas around the garden, and you provide your own hose.

2022 Golf Cart Registration

The 2022 registration deadline for golf carts on Bald Head Island was **December 31, 2021**. For golf cart registration renewals, visit www.VillageBHI.org. For golf carts being registered for the first time, you must register in person at the Public Safety Complex, located at 273 Edward Teach Extension.

If your cart registration sticker is damaged, you can visit the Public Safety Complex for a new cart sticker. Golf carts are registered individually. For any questions, call the Public Safety Department at 910-457-5252.

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Dale Giera, owner and master craftsman, created Trinity Design Build on Bald Head Island after building custom, award-winning homes in the Triangle area for more than 30 years. Being an island property and business owner with a keen eye for design, Dale aims to complete projects with proficiency, integrity and exceptional skill. Stop in to discuss your construction needs at Dale's office on the island at Station 32 Edward Teach Extension.



CONTACT
919.485.9901
trinitybuildbhi@gmail.com

BUILDING AND RENOVATING FINE HOMES ON BALD HEAD ISLAND

••• Continued from page 12 (Call 911 — Even If It's Not an Emergency)

Here are some examples of non-emergency situations in which you would call 911:

- Lost/stolen property
- Found property that cannot be taken to the Department of Public Safety
- Missing pets
- Report of a minor ordinance violation (litter, vandalism, walking on dunes/jetties, leash laws, beach equipment, parking/ICE)
- Any time that you need an officer to come to you

One question folks may have is what to do if you are not on Bald Head Island but you know of an emergency happening there? For example, you are notified by your alarm company or security camera that there is an intruder in your home on Bald Head Island, but you are at your off-Island residence. You can call 911 no matter where you are and either the operator there will be able to transfer you to the Brunswick County 911 call center or provide you with a number to call. Calling 911 ensures that there is a recording of your call, which can be used if further investigation is needed.

The Brunswick County Sheriff's Office's 9-1-1 communication website has some more information and tips about using 911. Visit www.brunswicksheriff.com/divisions/911-communications.

Certainly, there will be some instances in which Islanders will need to contact the Department of Public Safety, and it should not be dispatched through the 911 call center. Here is an example of some calls that should be made during office hours (Monday through Friday between 9:00am and 3:30pm):

- Questions about golf cart registrations, ICE permits, beach bonfire permits, Knox boxes, ordinances specific to BHI, vial of life/file of life program, Doshier Clinic, Public Safety Auxiliary (PSA) and citation payments.
- Complaints, concerns, praise from citizens regarding the performance of public safety employees.

Calls to the Department of Public Safety's main number (910-457-5252) are answered by staff during business hours. After-hours Islanders can leave a message, and calls will be returned by the following business day.

Also note that if you encounter injured wildlife on Bald Head Island, you should call the Bald Head Island Conservancy's 24/7 hotline at 910-457-0089, ext. 5 and leave a voicemail. Wildlife can transmit diseases, so please do not touch the wildlife.



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



January 2022:

New Year's Day	1/1/2022	
National Bird Day	1/5/2022	
Card Making Class	1/5/2022	2pm
BHA Monthly Community Dinner	1/10/2022	5:30pm
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	9:30am
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

Save the Date in February:

ARC-A Meeting	2/4/2022	9:30am
Card Making Class	2/9/2022	2pm
Valentine's Day	2/14/2022	
BHA Monthly Community Dinner	2/14/2022	5:30pm
BHI Transportation Authority (BHITA) Meeting	2/16/2022	9:15am
ARC-B Meeting	2/18/2022	9:30am
Village Council Annual Retreat	2/18/2022	10am
President's Day	2/21/2022	
BHA Board Annual Retreat	TBD	

Around the corner in 2022:

Daylight Savings Time Begins	3/13/2022
St. Patrick's Day	3/17/2022
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	10am
AA Virtual Meetings: (Zoom Group: #3909737348, P/C: 217739, Email: sober.1day.at.a.time@gmail.com)	Mondays & Thursdays	8am



Bald Head Association

111 Lighthouse Wynd
PO Box 3030
Bald Head Island, NC 28461-7000
www.BaldHeadAssociation.com



*Check frequently
for news and
timely updates on
BHA's website at
BaldHeadAssociation.
com/news*

"I will say it again, we are just so appreciative of how well you have kept our house thru a full rental season. It really is a testament to your team and your clients! And who the heck organized the kitchen??? So well done!" -The Georges



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