



Bald Head Association

December 2022
Volume 33, No. 12

Island Report



Communication, Advocacy and Protection of BHI Property Values

5th in a Series — Welcome New Property Owners!

As you read in our previous installments of this series, Bald Head Association (BHA) has seen a dramatic turnover in Bald Head Island property owners in the last few years. In fact, 45% of properties have turned over from 2018 through May 31, 2022.

First, BHA would like to welcome its new members. You become a BHA member once you close on a house or lot. We work for you, and BHA's Board of Directors (six members) and volunteers (currently a total of 54) of seven committees are your neighbors. BHA is Bald Head Island's largest property owners' association, representing approximately 2,000 members. The original vision of "living in harmony with nature" is still BHA's point of reference, with BHA's Covenants guiding that principle, utilizing the Design Guidelines.

Let's recap. The first article in this series covered BHA

and its environmental stewardship of Bald Head Island. The second article covered what BHA does for its members on an everyday basis, including BHA's overall role of helping protect the value and aesthetics of property on Bald Head Island. The third article covered communication — our various media vehicles used to welcome and provide our members with timely, credible information in a professional manner. Last month's article focused on the people behind the scenes at Bald Head Association and their functions, including BHA's Board of Directors, BHA's staff and the many volunteers involved with BHA's seven committees.

As 2022 marks BHA's 40th anniversary, let's use the final issue for this year to cover BHA's history.

Our History — Living in Harmony with Nature

The original property owners who came to Bald Head Island over a decade before there was electricity are called

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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, the Old Baldy Foundation, the Village 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 2023 Annual Meeting on Saturday, January 28, 2023, beginning at 9:00am, both in person and online. More details will be forthcoming.

As required by BHA's Covenants, members will receive in late December 2022 a packet of information with materials for the 2023 Annual Meeting. The packet will contain BHA's 2022 Annual Report and specific instructions for online voting, including your individual voting registration ID. **Your unique voter registration ID label will be on the front 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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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

Sharon Beasley, ARC Associate, at sharon@baldheadassociation.com or

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

For all questions about trees and vegetation, email trees@baldheadassociation.com.



NO weedeaters



Holiday ARC Meeting Schedule

Plan ahead for your ARC meeting. There will be no Section B meeting in December 2022 and no Section A meeting in January 2023. For a schedule of ARC submission deadlines and meeting dates, visit www.BaldHeadAssociation.com/architectural-review-and-design-guidelines. Or, from the homepage, select “About BHA,” then “Architectural Review.”

••• *Continued from page 1 (5th in a Series — Welcome New Property Owners!)*

“The Generator Society.” It was their original vision of “living in harmony with nature” that has defined the future of the Island and the need for a property owner’s association to protect that vision. Bill Smith, biology professor at Wake Forest University said, “They’re exemplary in terms of what you might do to preserve an ecosystem as well as stabilize an Island.”

In the mid-70’s, the five original homeowners, along with property owners in the process of building, met and agreed that a property owner’s association was needed to create and uphold restrictions for the preservation, maintenance and thoughtful development of the Island. This protection and supervision included open areas, such as the golf course and other recreational facilities; to prevent any greater density of population than proposed by the original developer, Carolina Cape Fear Corporation (CCFC); and to hold the original developer and any subsequent developer accountable to provide, maintain and develop roads, electric, water and sewer utilities and facilities. They discussed formation and basic initiatives that should be followed by the proposed property owner’s association.

These meetings resulted in a letter being mailed to all Bald Head Island property owners to inform them of the meeting and its results. As part of this mailing, a return post card was included, requesting a favor/not in favor vote. With over 100 responses, only one person did not favor it.

The steering committee set up the structure at a meeting in February 1975. The Bald Head Island Property Owner’s Association (BHI POA) was incorporated March 3, 1975, and the organizational meeting followed later in March. A charter and bylaws were approved, and officers and directors elected. Dr. Thad Wester was elected the first president. This was the forerunner of our Bald Head Association.

The original property owner restrictions, meant to protect the developmental premise, were put into place by the CCFC. If you did not like the restrictions, you did not buy the property. The BHI POA was directly responsible for saving the developmental premise when the economy faltered in the late 1970s. By maintaining that premise, they were able to hold the development intact, keep the golf course open and prevent the mass selling off of property until the economy changed. The BHI POA had a deep commitment to what this Island was supposed to be and to holding it together through the economy’s downward slump.

In 1982, Bald Head Association (BHA) was officially created. At that time, it was inevitable that the developer, CCFC, would reduce interest in the Island. New covenants were created so that services and control of the destiny of the Island could be transferred to the property owners. With anticipation of reduced involvement by the developer, the Association needed to have the authority to assess dues to provide services and require mandatory membership in the Association.

When CCFC successors (Jim Harrington and Walter Davis) bought the Island, new covenants were negotiated so that as the developers decreased their interest, Bald Head Association — as it was now called — would have the authority to provide services in an orderly fashion.

The next change came when the Mitchells, a Texas-based family, bought the Island. A community government system was now needed to get certain permits on the Island (such as for alcohol sales by the drink). The Village of BHI was created in 1987, and council members were appointed by the property owners on a nominee basis coming from the Association. Later, the charter was revised so the council was elected by resident

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BHA President’s Letter ~ Alan Briggs

Transparency

Each February after the Annual Meeting for Bald Head Association, we hold a one-day retreat for our new Board. For the last two years at each retreat, we have discussed and established what our priorities are going to be for the upcoming year. One of the priorities our Board has had for the last two years has been **Transparency**.

Our goal has been to be sure that what we, the BHA, do is transparent to you, our members. We want to be sure you know what we do. There are some matters that we keep confidential, which we discuss in our Board meeting executive sessions. But, for the most part, everything we do are matters that you, our members, have every right to know about and we want you to know about.

So, we want to be **transparent** to you about what we do. We seek to accomplish this transparency to our members in a variety of ways.

Board Meetings

Each month we have a Board meeting. It is almost always held on the second Friday of the month and is divided into two sections, beginning with an executive session that starts at 10:00am. This session is not open to the public. What we do at that session is set out in a policy adopted by the BHA Board in 2002 and is maintained in the BHA Policy Manual:

*Executive Session Policy
(Originally approved May 17, 2002)*

The Bald Head Association will call an executive session to discuss matters that fall under the following categories:

1. *Legal Matters*
2. *Personnel Matters*
3. *Covenant Enforcement Issues*
4. *Business matters pertaining to the Association where public disclosure would place the Association at a competitive disadvantage.*

The Board will adhere to the above policy, but retains the discretion to call an executive session for matters that may not be defined by the above items, but which clearly requires confidentiality to protect the overall interests of the membership.

Sometimes this session will be over by 11:00am. If it is not over by 11:00am, we will still start the public session at 11:00am and then when the public session is over, we will reconvene the executive session and complete it.

At 11:00am, we hold the monthly Board meeting at which we discuss the key pending matters, committee work and priorities, taking action as appropriate. This meeting is open to all BHA members. They can attend in person or by Zoom. Notice of the meeting and the agenda are posted on our website (www.BaldHeadAssociation.com) for all members in advance of the meeting, as well as the Zoom meeting link.

just sitting and looking

By Alan Briggs

a walkway over the dunes	in the morning
was just constructed	I sit so I look east
where I access South	in the evening
Beach	I sit so I look west
every morning and evening	
for the dog walk	sometimes I sit for
	just a few minutes
there is a ten foot long	other times I sit
bench on each side	for an hour or more
so I can stop as I go to	
the beach	I just look at the homes
or I can stop when I return	at the sea oats
	at the dunes
those two benches have an	at the sky
irresistible pull	
like a magnet	Scout, my dog,
that forces me to sit	sits with me
every time I return from	it just doesn't get
the beach	any better than this.

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BHI Conservancy • Old Baldy Foundation
Village of BHI • Village Chapel of BHI

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Editorial Policy

Letters to the Editor and articles written by property owners about BHI issues and experiences are encouraged, subject to the Content Approval guideline as well as the following space guidelines:

(1) The maximum length of a letter for publication in the *Island Report* will be 250 words. This limit will be strictly enforced. If the article or letter exceeds that length, the contributor may be granted more space by the Communications Associate or Executive Director, if appropriate. (2) Any individual will be limited to one letter every six months. BHA reserves the right to edit letters in the interests of accuracy and civility or to publish a letter as written, followed by a correction by the editor. In the interest of covering diverse topics and opinions, BHA reserves the right to select among submissions for publication. For the full *Island Report* Editorial Policy, www.baldheadassociation.com/about-bha. Deadlines are the 1st of the month for the following month's issue.



Village of BHI Updates

By Carin Faulkner, Village Public Information Officer

Vegetation Disposal on Bald Head Island

Bald Head Association (BHA) and the Village have regulations on what vegetation can be removed from your property. For the Village, whether you are doing the work yourself or hiring a contractor, you must obtain a landscape permit to prune branches or limbs larger than 5" in caliper. *[Note: BHA's ARC review and approval is required before the removal of trees 3" in diameter measured 48" along the trunk from ground level and tree limbs of 3" or more in diameter.]* Once it is determined that you have vegetation that is okay to trim and maintain on your property, what are your options for disposal of the vegetation? Use this QR code to view the Village's landscape permit ordinance.



For BHA's Design Guidelines that covers landscaping, visit www.BaldHeadAssociation.com.

Do-It-Yourself

Homeowners who do their own trimming and maintenance are encouraged to use the Village's yard debris pick-up service. The Village has scheduled pick-up of yard debris for year-round residents who do their own yard work and who occupy a home on the property. November through March, the pick-ups are once a month on the first Wednesday of the month. April through October, the pick-ups are twice a month on the first and third Wednesday. Piles of vegetation are to be left on the roadside. To request a pick-up, call 910-457-5422 or place a work request online. The request must be made no later than 2:00pm on the day before the scheduled pick-up. Please note, the Village will not accept limbs large than six inches in diameter at the largest point. Everything over six inches in diameter has to be taken off-Island.



Homeowners must arrange removal and disposal with a contractor for all oversized limbs.

Use this QR code to submit a work request for yard debris pick-up.

Homeowners also have the option of dropping off vegetation at the Timbercreek Mulch Site. The same size requirements apply (no limbs larger than six inches can be dropped off — homeowners must

YARD DEBRIS PICK UP ON BHI

APR • OCT April through October twice a month. On the first and third Wednesday.

NOV • MAR November through March once a month. On the first Wednesday.

For pick-up call (910) 457-5422 or submit a work request online www.villagebhi.org

- Piles should be left on the roadside.
- The Village will not accept limbs larger than 6 inches in diameter at the largest point.

If you use a landscaper/contractor, they are responsible for removing debris. This service is for property owners with occupied homes who do their own yard work.

arrange removal and disposal of these with a contractor). Island Contracting manages the site for the Village. The Village budgets for and pays Island Contracting for the disposal of residential yard waste based on the usage of the residential pick-up program and the small number of folks who bring their own waste to the site. Most of this waste is turned into mulch. As supplies last, this mulch will be available to residents at no charge and can be picked up by residents or someone who has been hired to haul the mulch on behalf of a residential property owner. Recent storms have resulted in an abundant supply of mulch.

Landscape Contractor

Homeowners can hire a landscape contractor to perform the labor and removal of vegetation. Landscape contractors on Bald Head Island are allowed to use the Timbercreek Mulch site. Because their loads are much larger by virtue of being able to utilize ICE vehicles and trailers to haul the vegetation, their use of the site does not fall under the residential service that is paid for by the Village's agreement with Island Contracting. Since contractors use various sizes of trailers and beds to transport vegetation to the site, the disposal cost varies by contractor. Island Contracting has quoted each contractor a price depending on the size of the load they can haul with their particular equipment. Contractors are advised that they get more value by having a full load, as they are charged by trip and not by the fullness of the load. The same size requirements apply to contractors. No limbs larger than six inches can be dumped at the site. Anything larger

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To our neighbors on Bald Head Island, if you have bikes you need serviced or would like to purchase new bikes or e-bikes, please call the shop. We are happy to pickup, deliver and tag your bikes for delivery on the Bald Head Island Ferry.

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York Gingerbread — Late 1860s Version

Desiree Bridge’s Autumn Cooking Demonstration in October was a great success, and she would like to share one of her recipes with all islanders.

Desiree says, “The tea recipe is my own version of various recipes for making yaupon tea. As for the gingerbread, it is a modern version of a recipe from the 1870s. Early recipes would have used pearlash (an alkaline salt, chemically known as potassium bicarbonate) as the leveling ingredient before baking soda was invented. Often, vinegar or another type of edible acid would have been included in the recipe to help trigger the pearlash.”



Ingredients:

- | | | |
|----------------|-------------------|----------------------|
| 2 cup sugar | Zest of 2 oranges | ¼ cup ground ginger |
| 1 cup butter | 2 eggs | 1 tsp baking soda |
| 1 cup molasses | 3 ¼ cups of flour | 1 tsp each cinnamon, |
| 1 cup milk | (all purpose) | allspice, cloves |

Directions:

Combine the dry ingredients including the ginger in a bowl. In a separate bowl, cream the butter and sugar till light. Add the eggs to the butter mixture. In a bowl gently stir the molasses and milk till combined then add to the wet ingredients. Add the zest. Mix well, though you may see some slight separation of the butter to the wet. Slowly add in your flour. Mix till you have a smooth batter. Pour into greased and floured pans. (Size and type of pan depends on you. You can make two loafs with this recipe or bake up in muffin tins.) Bake at 350 degrees till baked through. Cool completely before cutting.

Cookie Exchange

By Betsi Stephen, BHA’s Education and Recreation (ER) Chair

Please join us at BHA’s Association Center (111 Lighthouse Wynd) for an Island-wide cookie exchange on Monday, December 5, at 4:00pm.

Here’s how it works. Bring a total of three dozen cookies. Package two dozen in four groups of six each — in a decorative bag or box — plus one dozen for participants to taste. Attach your recipe to your four boxes/bags as well as one in front of the tasting dozen for people to take a picture of.

Desiree Bridge will give a short presentation on the history of cookies, then we will have a tasting for everyone. Participants will leave with four different types of cookies to enjoy over the holidays.

Come join the holiday fun! RSVP to Betsi Stephen (betsistephen@gmail.com) by December 2 and tell her what type of cookie you plan to bring.



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Bald Head Island Conservancy Reflects on Remarkable Growth and Community Reach in 2022

By Morgan Hooks, Environmental Content Creator

The Bald Head Island Conservancy reopened its doors to guests in 2022, inviting Conservancy community members new and old to see their renovated facilities and the organization’s remarkable growth in the quietness of quarantine.

Education

With gratitude to donors Jim, Devon and Sinclair Brown, the Conservancy spent the winter of 2021 re-imagining their educational facility, Fleming Environmental Education Center. The Conservancy’s ambassador animals are the stars of the show, with new enclosures that allow guests to view them more personally. The Conservancy’s Senior Educator Jennifer Wiggen introduced new hands-on experiences including a resin table, Dino-Lite handheld microscopes, a Draw Alive exhibit, an interactive sandbox and an outdoor classroom. Since its re-opening, Fleming has welcomed over 14,000 guests through its doors.

The Browns’ continued generosity allowed the education team to bring back the Conservancy’s Barrier Island Botanists (BIB) program for the first time since 2019. Just under 1,000 sixth graders from six Brunswick County schools will join the Conservancy for field trips to Bald Head Island, with one school scheduled for the spring. Students experienced all three of BHI’s ecosystems within a 1-mile radius. BIB’s focus on botany included plants’ role in maintaining dune structures, how marsh grasses survive in brackish water and the impact of live oak trees in stabilizing the Island’s interior. With this donation, the Conservancy can offer BIB to Brunswick County students for years to come.

In collaboration with Turtle Central Gift Shop, the education team also introduced free programming, known as Nature

Pop-Ups. Among the itinerary included the Conservancy’s first-ever BioBlitz, a citizen science project using the iNaturalist app to document the biodiversity in the area. For this, the Conservancy called on the community to aid the Conservancy in documenting butterfly populations, especially the endangered monarch. The BioBlitz welcomed over 200 guests to campus and dozens of observations on their BioBlitz page. Wiggen hopes to continue offering this free programming in the spring.

Conservation and Sea Turtles

Visitors to the Conservancy may have noticed a tower standing tall over the Conservancy campus. In the spring, Coastal Scientist Lauren Schaale worked with collaborators from Audubon North Carolina to install the organization’s first Motus

Wildlife Tracking System, or Motus Tower. Motus has been perfectly described as the “internet of wildlife” for its use of radio telemetry to globally detect and track banded birds. Schaale has since utilized Motus to track the Island’s migratory birds, seeing her first detection — a painted bunting — in May. With the Cape Fear Bird Observatory, Schaale banded her own bunting in the summer and successfully detected it on the tower soon after.

The Conservancy and North Carolina State University will be able to increase their understanding of Bald Head Island’s water quality and links to the Cape Fear River, thanks to a three-year US Coastal Research Program grant, one of the Conservancy’s first major grants awarded in recent years. For this, the Conservancy and collaborators from North Carolina State University installed a new high-powered water quality sonde. While the Conservancy has taken weekly samples since 2012 and quarterly 24-hour samples since 2017, this new sonde will allow

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Some of the BHI Conservancy staff.
Courtesy of BHI Conservancy

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Adopt-a-Turtle This Holiday Season

By Jenny Marty, Marketing Associate, BHI Conservancy

Holiday Adopt-a-Turtles are back at Bald Head Island Conservancy (BHIC)! These limited edition Adopt-a-Turtles are perfect, meaningful gifts for turtle lovers and anyone who values giving back. BHIC's Adopt-a-Turtle Program allows individuals to "adopt" either a sea turtle hatchling, a sea turtle nest or a sea turtle mom by making a donation of a specific amount. The adopter receives a variety of gifts and benefits, depending on the level of donation. Every package includes a plush turtle. For the holiday season, each plush turtle will be wearing a festive Santa hat.

Kristin Harper, a Conservancy Life Member and supporter, has purchased several Adopt-a-Turtles in the past and says, "We have bought Adopt-a-Turtles for ourselves and our loved ones. They are such a wonderful way to give a piece of BHI to family and friends! It is great to be able to give back to the island and help support the amazing work the BHI Conservancy does. And it was really a joy seeing my little nephew so happy about 'his baby turtle' and my teenagers excited to comb the island to find the nest of 'our mama turtle.' The Conservancy does a fantastic job with this program. I'm already making my list for this holiday."

The Adopt-a-Hatchling includes signature items, such as a plush turtle and information card. The Adopt-a-Nest option is popular because it includes an invitation to the nest excavation. The Adopt-a-Mom also includes excavations, as well as turtle walk passes. Visit our website at bhic.org for more information on all adoption options. All Adopt-a-Nest and Adopt-a-Mom purchases will be assigned in the 2023 season.

The Conservancy is grateful for your support through the Adopt-a-Turtle program, and the turtles are appreciative of the support and protection your donation allows us to provide them! Make sure you purchase before December 14 if you would like it to arrive in time for Christmas.



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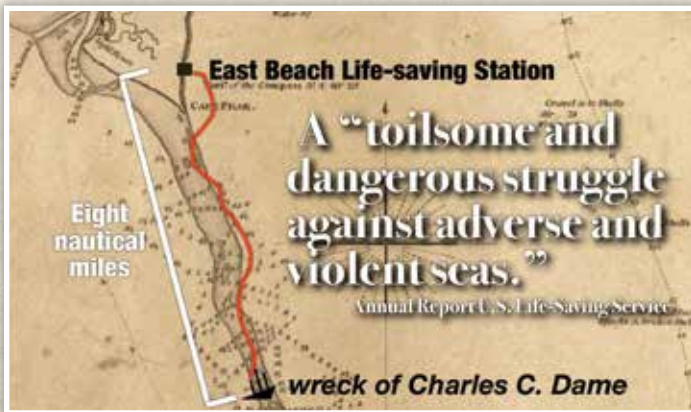




Old Baldy Foundation

Saturday, October 14, 1893, at 6:00am, a lookout stood watch (literally “standing,” as the United States Life Saving Services (USLSS) believed a watchman was more alert if he was standing) at the Cape Fear USLSS Station located near Frying Pan Shoals on East Beach. The main focus for members of the USLSS was to “help those in peril upon the seas.”¹

Throughout hurricane season, Surfmen patrolled the beaches 24/7 on two- to four-mile stretches. Sometimes Surfmen would exchange a small metal badge or “check” with another patrolman going the other way to prove they went the distance. If the beat was too remote, the patrol would carry a “punch clock” with him that could only be punched by a specific key that was located at the far end of his walk. Some stations, like the Cape Fear station, augmented beach patrols with a tower fixed atop the station. It was from this tower that Newton spotted the *Charles C. Dame* that had run aground eight nautical miles out on the shoals.



Map showing Frying Pan Shoals and the distance between the East Beach Life-saving Station and the *Charles C. Dame* shipwreck. Image courtesy Kevin Duffus.

Although Saturday was typically cleaning day at the station, this Saturday would be for saving lives. Keeper John L. Watts alerted the Oak Island Station via signal flags that they required assistance, as his crew prepared the 27-foot, 1,000-lb. surfboat. The crew pulled the boat on its carriage through the soft sand and, akin to a bobsled team racing for gold, the crew launched the ship into the water. Unlike a bobsled team, however, the crew hoped to penetrate category 3, hurricane-enraged breakers. Indeed, the Oak Island crew, led by Keeper Dunbar Davis, was thrown back onto the beach twice trying to launch their boat and only gave up after they were denied a tug past the sandbar by a local tugboat captain.

Nonetheless, the Cape Fear crew successfully launched their boat at 7:00am and began rowing. The Surfmen faced the beach pulling at the oars, while Keeper Watts steered the boat with his 20-ft. long oar facing the waves. After eight hours of rowing, the crew reached the wreck. Watts reported that “the schooner had

By Jake Grossman, Educator and Collections Coordinator

DEAR SIR:

Allow me to extend the thanks of myself and crew of the schooner *Charles C. Dame* to you and the heroic men who manned the lifeboat from your station to my vessel on October 14, when she was breaking to pieces on Frying Pan Shoals. Without your assistance it is more than probable that myself and crew would have been lost in the terrible seas that swept our decks. Your heroic fight of twelve hours to reach the vessel was a super-human effort that deserves a record in the annals of the Life-Saving Service, which I, as a mariner, always regard as a sailor's hope when shipwreck stares him in the face in storm-ridden seas along our coast. Your rescue of every man, and the safe landing of your own and my crews, was a piece of work that it delights me to pay tribute to, and the kind treatment of us while under your care requires me to double my thanks, and extend the same from my officers and crew. This but feebly expresses the feeling of gratitude that animates my writing this; but believe, dear Captain, that in my heart there is a warm affection and admiration for the keeper and crew of the Southport (Cape Fear) Life-Saving Station. I hope we may meet again when you will be in my care, but under different circumstances.

I remain, sincerely,

SAMUEL S. GROVE

Late Master of Schooner *Charles C. Dame*



Left: Cape Fear Life-saving Station. Photo courtesy of National Archives. Right: Schooner *Charles C. Dame*. Photo courtesy of the Historical Society of Old Newbury.

sunk on the shoal, her decks were underwater, and every sea was washing over her. The crew members were huddled together on the jib-boom, the only place they could get clear of the sea.”² Perhaps the ships' crew had read the USLSS *Instructions to Mariners in case of Shipwreck* or the life savers were in top form, because within 10 minutes, all survivors were onboard the surfboat. Four hours later, they arrived safely on the beach, successfully rescuing all crew members of the *Dame*.³

¹ York, Wick; Shanks, Ralph C. *The U.S. Life-Saving Service*. McGraw-Hill, 1996

² *Annual Report of the Operations of the United States Life-Saving Service for the Fiscal Year Ending June 30, 1894*.

³ Duffus, Kevin. <https://coastalreview.org/2020/09/cape-fear-lifesavers-daring-1893-rescue/>



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
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2023 BHA Annual Assessments

Bald Head Association’s Board of Directors, Finance Committee and staff have been working for months to develop the 2023 budget, which the Board adopted in November. The budget is designed for the best use of dues to ensure the association is well managed, maintained and preserved. There are a few considerations that affect the amount of next year’s dues. First, the Board’s previously adopted Reserve Policy based on the 2020 professional reserve study includes an increase to 46.5% funding. In large part because of the plan, the annual basic assessment will increase by 15% for 2023 — \$190 per lot and \$570 per home.

Second, 2023 is the third and final 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 2023 — \$26 per lot and \$80 per home.

Third, there are increased costs and inflation adjustments for items such as property insurance, health insurance, landscaping, payroll, utilities and maintenance and repairs of assets.


Paying Your 2023 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, 2022, for auto draft of the 2023 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 Leigh Ann Fink at LeighAnn@BaldHeadAssociation.com.

BHA’s 2023 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 2023 and are due by February 15, 2023. For property owners who wish to pay their 2023 assessment online, you must be enrolled in the member portal. For first-time enrollees, email Leigh Ann Fink. For questions about the 2023 basic and supplemental assessments, contact Leigh Ann Fink at LeighAnn@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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Bald Head Association Board and staff wish everyone a

Merry Christmas & Happy New Year!



Village Chapel Update

By Kevin Arata, Village Chapel Board of Trustees

Time Change for Worship Services

The Village Chapel Board of Trustees has made a change to worship service times to make it more consistent across the entire year and to allow more opportunities for those traveling on Sundays to attend Chapel services. Worship services will now be held at 8:30am across the entire year, with a second service at 10:00am from the Sunday of Memorial Day through the

Sunday of Labor Day weekend.

Special service times for worship on Thanksgiving, Christmas and Easter, as well as for other special events, will be announced well in advance for planning purposes.

Holiday-related Events in December


On Sunday afternoon, December 11, a Christmas Musicale will be held at the Village Chapel. On the evening of Saturday, December 17, a Christmas Caroling event will be held, with

caroling taking place at the Chapel and around the Island (volunteers needed!). Look for more information on the Chapel's Facebook page and website.

Christmas Eve Worship Services

Worship services will be held on Christmas Eve, December 24, at 5:00pm and 7:00pm, led by Rev. Carl Sachtleben. Masks are optional, and outdoor seating is available.

Women's Retreat January 13-14, 2023

Women are invited to a two-day retreat event at the Village Chapel. This gathering of women will include three chapel sessions with teaching by Christina Sachtleben, worship music by cellist and vocalist Becca Bradley and a special time with Island artist and songwriter Karen Mortimer. Signup has already begun, and seating is limited. For more information, check out the Chapel's Facebook page and website, and look for fliers distributed at Sunday worship services. 



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••• Continued from page 6 (*Bald Head Island Conservancy Reflects on Remarkable Growth and Community Reach in 2022*)

for hands-free, ongoing water quality monitoring and allow the Conservancy to more efficiently expand their data set of water quality improvements recorded throughout the years.

North Carolina State University visited Bald Head Island for a second time this year to apply satellite tags (similar to the ones used by the Conservancy to track nesting sea turtles) to five Bald Head Island alligators in an effort to better understand the home ranges and habits of these alligators, as well as any effects of water pollution on their typically robust immune systems. The Conservancy hopes to answer the public’s questions about the American alligator’s role on Bald Head Island in the coming years.

The Conservancy’s Sea Turtle Protection Team saw one of the Island’s most successful seasons to date. A total of 148 nests were laid between East Beach and West Beach, the second highest nest count for Bald Head Island on record. Sea Turtle Biologist Paul Hillbrand continued the Conservancy’s research on nesting sea turtles who loyally lay their nests on the Island. Hillbrand applied two new satellite tags this year and successfully monitored the movements of previously tagged turtles. Hillbrand and Team’s efforts to protect incubating nests from the Island’s coyote population were triumphantly successful with zero nests lost to predation this season. The Conservancy’s hard work can be most reflected in a Bald Head Island record number of hatchlings making their way to the water — a remarkable 13,157.

Turtle Central

Turtle Central also started the year with a new look, thanks to Ginger and Georgio Aydogdu from Simply Southern and their construction team. The Aydogdu’s provided a timely facelift to Turtle Central’s interior and front porch area. The Simply Southern team returned to the Island in July for an Island-wide family clean-up event. Turtle Central traded collected beach buckets of trash for gifts and tees donated by Simply Southern.

Director of Retail Operations Pam Smith worked with Island businesses to organize the first-ever Island retail crawl during Easter weekend — 15 businesses enthusiastically joined this community collaboration.

Turtle Central was invited to the Coastal Retail Connections Conference this year, where they will receive a Starfish Award recognizing efforts implemented during the pandemic. Turtle Central created and initiated the Golf Cart Grabbers Club, providing foldable golf cart grabbers for golf cart owners to quickly pick-up trash on the Island.

Development, Marketing and Outreach

The Conservancy hosted the first annual Johnston Coastal Sustainability Symposium, an introduction to the Conservancy’s Johnston Center for Coastal Sustainability funded by the long-term generosity of Dick and Pat Johnston.

Continued on page 17

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••• Continued from page 2 (5th in a Series — Welcome New Property Owners!)

property owner vote.

The formation of a municipality diminished the need for the BHA to maintain typically government-provided services. BHA's primary functions and assessments now support the obligation to oversee the covenants and architectural review, protection of the common areas, communication to members and representation of the property owners, particularly non-resident property owners.

Today, BHA has approximately 2,000 member properties and

manages assets valued at approximately \$3.5 million. The original vision of living in harmony with nature is still our point of reference. Our covenants are our agreement to keep that mantra, and the Design Guidelines are our tools for sustaining it.

To read more about the Generator Society, use the accompanying QR code.



••• Continued from page 14 (Bald Head Island Conservancy Reflects on Remarkable Growth and Community Reach in 2022)

The Symposium brought experts from UNCW, Georgia Tech, Duke, NC State and William and Mary to the Island for lectures and presentations meant to open up the conversation of sustainability and how we can best preserve our precious Island. Executive Director Chris Shank will host the second annual Symposium in the spring.

Chief Development Officer Melissa Blackmon organized a selection of in-person events that brought together the Conservancy with supporters new and old. One of the most memorable events of the year was Surfin' Turtles, a collaboration between the Conservancy and Scott Tuttle and Becca Kenney from Sandy Backpacks, an Island-based surf school. Surfin' Turtles was the Island's first-ever surf competition and garnered many aspiring and seasoned competitors, as well as staggering

support for the Conservancy's Sea Turtle Protection Program. Blackmon hopes to offer this event annually.

The Conservancy's Life Members' list grew exponentially throughout the year, with many on-Island residents and long-time visitors making lifelong commitments to the Conservancy's mission. For Blackmon, one of the most rewarding memories from this year was seeing everyone come together on the Barrier Island Study Center porch for the first time post-quarantine.

As the Conservancy looks forward to their upcoming 40th anniversary and the future of Bald Head Island both look bright. As always, the Conservancy thanks their community for making their mission possible. As the Conservancy's Executive Director reflects, "The WE in *We, Discover, Learn, Conserve and Preserve* is all of us, working together, and that WE continues to grow."

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••• Continued from page 3 (BHA President's Letter ~ Alan Briggs)

At the end of the formal business by the Board, BHA members present in person or online who want to make comments are then given the opportunity to do so. Thereafter, the meeting is adjourned.

BHA Website

The BHA website is the single most thorough and complete method we use to communicate information to our members. There is a world of information on this website, and you can access it at www.BaldHeadAssociation.com. All or almost all of the information you may want to know or need to know about Bald Head Association is on this website.

BHA will be announcing its new website launch soon, to help members even better.

BHA's Compass Email Bulletin

We regularly communicate to you with what is called BHA's Compass email bulletin. It contains important information that you need to know in a timely matter about issues pertaining to BHA and/or activities on Bald Head Island. To receive this email bulletin, you have to sign up for it. If you are not receiving this important method of communication, please sign up with the link on BHA's homepage at www.BaldHeadAssociation.com. This is very important, as this is how we communicate to you about key information.

Island Report Monthly Newsletter

For almost three decades, the primary source of information our members receive from us is the *Island Report*, which is published monthly by BHA. As Kit Adcock, our BHA President at the time, said in the September 2014 *Island Report*, "It has been the longest-running news medium for all of Bald Head Island and the go-to source for key and/or timely information. The focus is sometimes social, as the Association strives to build a sense of community on the island. Frequently, the goal is to be informative, sharing what the Association and other island entities are doing. The *Island Report* has been a medium for educating property owners about issues that affect the island in a myriad of ways."

That explanation applies now, just as much as it did in 2014. However, now with the internet, we supplement the *Island Report* with multiple other methods of informing you of what is happening.

In addition to these multiple methods of learning what we do, you should always feel free to email us and/or pick up the phone and call Carrie Moffett, our Executive Director, or any of the officers and/or directors of BHA. Our contact information is on the BHA website.

These are the ways we seek to be "transparent" to you. We hope we accomplish this. If we are not, tell us. We want to know.

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

must be hauled off-island. Contractors have access to the mulch from the mulch site but must arrange pick-up through Island Contracting.

In the Case of Storms

After a storm comes through, please stay tuned for instructions from the Village on how to address debris. If you are planning on doing any work on your own or via a contractor, it is always best to divide any debris into separate piles (vegetation, construction debris, large appliances, electronics, hazardous waste and household garbage). In the case of a FEMA-declared event, the Village should be able to execute its debris management and monitoring contracts, and depending on several factors, some or all storm debris categories will qualify for reimbursement under the Village’s debris contract.

Some of Bald Head Association’s tree removal regulations apply even when it comes to storms, so please make sure you are aware of those. For BHA’s guidelines for “Trees — ‘Hangers’ and ‘Leaners’ After a Storm,” visit www.BaldHeadAssociation.com.

Creek Access Permit Renewal

The Creek Access Permit renewal will begin the first week of December for the 2023 calendar year, with a due date of January 15, 2023. Permit fees remain at \$150 per permit. Historically, those permit applications have been sent via USPS. If you already have a space at the Village Creek Access for your vessel (kayak, canoes, small boats without motors), Creek Access permit renewal applications should be arriving any day now. If you would rather receive the application via email, please reach out to Darcy Sperry, Village Clerk at dsperry@villagebhi.org, and she will email the necessary paperwork to you.

Please review the information/address on the form and correct it, 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 using a space at the Creek Access, contact Darcy (dsperry@villagebhi.org or 910-457-9700, ext. 1001). 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.



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



December 2022:

ARC-A Meeting	12/2/2022	9:30am
Cookie Exchange (BHA’s ER Committee)	12/5/2022	4pm
Howl at the Moon	12/8/2022	4pm
BHA Board Meeting	12/9/2022	11am
Village Chapel Christmas Musicale	12/11/2022	3pm
Community Potluck Dinner	12/12/2022	6pm
Geminids Meteor Shower	12/14/2022-12/15/2022	
Village Council Meeting	12/16/2022	10am
Village Chapel Christmas Carolling	12/17/2022	
Hanukkah	12/18/2022-12/26/2022	
Village Chapel Christmas Eve Services	12/24/2022	5pm & 7pm
Christmas	12/25/2022	
BHA Office Closed	12/23/2022 & 12/26/2022	
Kwanzaa	12/26/2022-1/1/2023	

Save the Date in January:

New Year’s Day	1/1/2023	
BHA Office Closed	1/2/2023	
Village Chapel Women’s Retreat	1/13/2023 & 1/14/2023	
Martin Luther King Jr.	1/16/2023	
BHA Office Closed	1/16/2023	
ARC-B Meeting	1/20/2023	9:30am
Village Council Meeting	1/20/2023	10am
BHA Board Meeting	1/27/2023	11am
BHA Annual Meeting	1/28/2023	9am

Around the Corner in 2023:

Groundhog Day	2/2/2023
Valentine’s Day	2/14/2023
Mardi Gras	2/21/2023
Daylight Saving Time	3/12/2023
St. Patrick’s Day	3/17/2023
BADWATER Cape Fear	3/18/2023
Easter	4/9/2023
Earth Day	4/22/2023

Ongoing:

Knitting Group:	Wednesdays	9:30am
Village Chapel Services:	Sundays (with the exception of 12/25/2022)	8:30am
AA Virtual Meetings:	Mondays & Thursdays	8am
(Zoom Group: #85999065097, P/C: 570863, Email: sober.1day.at.a.time@gmail.com)		
Yoga Classes:	Mondays & Wednesdays	11:45am



Bald Head Association

111 Lighthouse Wynd

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Watch your mail for BHA's 2022 Annual Report package coming soon, including 2023 Board candidates and voting information!



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- former Fish Bowl owner

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- No Hurry owner

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- Dewey's Paradise owner

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- Elephant's Foot owner

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