



Bald Head Association

January 2024

Volume 35, No. 1

# 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, 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), Long-Range Planning (LRP) 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. BHA's property owners' time, talents, experience and desire to make a difference 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 and 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. According to the Village of BHI's November report, 34 homes are currently under construction. As of early December, there were 174 changes in property ownership during 2023, with an additional 13 pending. Compare these figures with 168 in 2022, 273 in 2021 and 245 in 2020.

These statistics tell us there are many new property owners on BHI. Plus, 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 [www.BaldHeadAssociation.com/committees](http://www.BaldHeadAssociation.com/committees) and learn about BHA's bylaws charge for each of the committees. If you have questions about any of the committees, contact the Board liaison of that particular committee. Or, you can email Executive Director Carrie Moffett ([Carrie@BaldHeadAssociation.com](mailto:Carrie@BaldHeadAssociation.com)).

When you're ready to volunteer, all you have to do is complete and submit the volunteer application at the top of BHA's committee web page (see above web address). 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.



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Dec. 27, 2023, 8:00am -  
Jan. 24, 2024, 4:00pm

## BHA'S 2023 Annual Report Packets, Annual Meeting, Voting and Smith Island Social

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,

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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](mailto:Fran@BaldHeadAssociation.com).

Contact Chris Howard, ARC Administrative Assistant, at [Chris@BaldHeadAssociation.com](mailto:Chris@BaldHeadAssociation.com) or 910-457-4676, ext. 23.

For all questions about trees and vegetation, email [Trees@BaldHeadAssociation.com](mailto:Trees@BaldHeadAssociation.com).



## BHA Policies on Decorative Items — in Harmony with Nature

Many homeowners associations have policies regulating decorative elements of homes within their jurisdiction. Some of these policies may come across as arbitrary or just plain silly, especially when it comes to something as subjective as yard art. *What do you mean I can't have a Bigfoot sculpture in my yard? It's funny! Or, My gnome garden has been in the family for years; everyone loves gnomes!* These very items are on display in Southport, where an HOA does not govern such things. So, let's take a look at BHA's policies on decorative items, which include, but are not limited to, tree houses, house signage, flagpoles, monuments, statuary and patio/deck ornaments, according to the Design Guidelines and Covenants.

First thing, before adding any external decorative element to your home or yard, Architectural Review Committee (ARC) approval is required. The overarching guideline for homes on Bald Head Island is that each homesite should remain in harmony with nature. This is primarily accomplished by leaving 60% of the site undisturbed and integrating native plants into any new planting areas. Keep this in mind when considering adding decorative items to your yard.

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## The 27<sup>th</sup> Edition of the Design Guidelines Will Be Effective for Submittals Reviewed in January 2024

The Architectural Review Committee (ARC) volunteers and staff have worked closely with architects, designers, builders and the BHI Conservancy to revise the Design Guidelines in an effort to clarify and streamline the construction process. Nearly 100 pages have been removed from the document and can now be found in separate documents on our website — information on Cape Fear Station, Village Ordinances, BHA Covenants, BHA Common Areas and plants.

Checklists for new construction requirements have been created to accompany the online applications (note that paper applications are no longer accepted). An example of a Data Block has been included to illustrate required site calculations clearly and completely. Upgrades have been made to the lighting and window sections. Changes for clarification or to eliminate redundancies are made throughout the document. Realtors, builders, architects and designers were invited to a Zoom meeting with staff in December 2023 to review Design Guideline changes and how they address past challenges faced by members.

The 27<sup>th</sup> edition supersedes previous versions, is available on BHA's website ([www.BaldHeadAssociation.com](http://www.BaldHeadAssociation.com)) and fees are effective immediately for all new applications. Applications (including new constructions) already in process can complete remaining phases of the approval process under the 26<sup>th</sup> edition fees and rules. For any questions, contact Chris Howard, ARC Administrative Assistant, at 910-457-4676, ext. 23 or [Chris@BaldHeadAssociation.com](mailto:Chris@BaldHeadAssociation.com).

## ARC Quiz – True or False?

- The following items need ARC approval for display in your garden:
  - Driftwood sculpture of a sailboat
  - Concrete birdbath depicting wildlife on the base
  - Metal seabird statue approximate 2' high
  - All of the above
- The purpose of the Design Guidelines is to:
  - Promote a harmonious community aesthetic
  - Encourage a conservation consciousness
  - Establish a uniform review process for obtaining ARC approval
  - All of the above
- The 27<sup>th</sup> Edition of the Design Guidelines aims to:
  - Simplify the process by eliminating all requirements
  - Complicate the process by adding more stringent requirements
  - Ensure that all new houses look exactly like each other
  - None of the above

(Answers: 1. D, 2. D, 3. D)

## BHA President's Letter ~ Alan Briggs

We live on a beautiful Island. It is nature at its very best. And we have our homes here. And when you drive around the Island, you just stare at the beautiful homes. Big ones. Medium-sized ones. Small ones. Single family homes. Condominiums. Apartments.

There are about 1,200 developed living units. And about 675 lots yet to be developed.

And one thing you notice that binds together the great diversity of homes is a style, a look and feel, that tells you and makes you know that all of this fits together. And that "feel" does not arise by accident.

The Mitchell family embedded into the Covenants and Design Guidelines the requirement that development on our little paradise is not to be random and hodgepodge. And the duty to see that it all fits together was and is assigned to the Architectural Review Committee (ARC).

Here is what the Design Guidelines say:

### **Overview and Requirements**

*Home designs built on Bald Head Island are intended to promote a homogeneous impression, an architectural appearance of each individual home "fitting" within the surrounding homes and neighboring environment. Bald Head Island Coastal Vernacular designs are a blend of the "shingle-style" and the "coastal cottage" style of architecture. Often the construction incorporates many of the "shingle-style" features and accentuates them with common elements of the "coastal cottage" design.*

These requirements are the glue that creates the look and feel for the design and development of homes on BHI that makes it a community. You start with an architectural development plan for the Island. And you stick to it. Our plan, the BHI Coastal Vernacular architecture, is styled after "shingle-style" and "coastal cottage" style.

Google defines "coastal cottage" style as:

*The coastal cottage style is defined by seaside elements and colors. The sand, driftwood, rope, shells and the light reflecting off the water create a soothing ambiance. Incorporate those traits in a way that's clean and simple.*

*The interiors of these homes are designed to provide a sense of spaciousness and openness. They often feature open floor plans, high ceilings and large arched windows and doors that allow natural light to flow in. The use of natural materials, such as wood and stone, also adds to the warmth and coziness of the space.*

And Google defines "shingle-style" as:

*Identifiable features: shingled walls and roof, asymmetrical facade, irregular roof lines, moderately pitched roofs, cross gables, extensive wide porches, small sash or casement windows with many panes, round or polygonal shingled towers.*

*Common elements on the exterior façades of Shingle Style homes include the use of (often multiple) wide porches and verandas (supported on simple wood classical columns, shingle piers, stone piers or some combination of these), rounded turrets, towers or wings (usually integrated into the main volume of the house). ...*

Our style is a combination of these two styles. It is the job and responsibly of BHA's ARC to see that this is maintained for each and every home on the Island.

### **a name does its job** *By Alan Briggs*

"Soul Provider"  
we picked the name  
our song  
Michael Bolton  
it has done its work  
for us  
an escape from work  
an escape from life  
to be reborn  
anew  
to find new friends  
to breathe new air  
a daughter cocoons  
during the pandemic  
a son recharges  
to live again another day  
another daughter finds solace  
when the storms surround her  
for me Martin Luther King  
infused life when it had left  
Soul Provider  
has provided

what did you name  
your house  
has it done  
its work  
for you.

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### **Managing Editor**

Carrie Moffett, BHA Executive Director

### **Production Manager, Copy Editor, Writer and Ad Sales**

Pam Henson, BHA Communications Manager

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and Treasurer; Paul Carey, Assistant Treasurer;  
Joe Brawner; John Kinney

### **Contributors**

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](http://www.baldheadassociation.com/about-bha). Deadlines are the 1<sup>st</sup> of the month for the following month's issue.





## Village of Bald Head Island Updates

By Carin Faulkner, Village Public Information Officer

### Bald Head Island Is a Bee City USA® Affiliate!

The Village of Bald Head Island Council unanimously voted on October 20, 2023, to become a Bee City USA® affiliate, joining many other cities and campuses across the country united in improving their landscapes for pollinators.

Bee City USA is an initiative of the Xerces Society for Invertebrate Conservation, a nonprofit organization based in Portland, Oregon, with offices across the country. Bee City USA's mission is to galvanize communities to sustain pollinators by providing them with healthy habitat, rich in a variety of native plants and free of insecticides. Pollinators like bumble bees, sweat bees, mason bees, honeybees, butterflies, moths, beetles, flies, hummingbirds and many others are responsible for the reproduction of almost 90% of the world's flowering plant species and one in every three bites of food we consume.

Mayor Quinn said, "Our Village Council let it be known that we understand the importance of sustaining pollinators and want

to make the Village more pollinator-friendly. We are grateful to everyone who took part in establishing the Pollinator Garden at the Marina Park for bringing the opportunity to our attention."

"Designation as a Bee City will elevate the Village and our pollinator garden. It will foster community awareness around bees, and as an affiliate, it will give us a variety of resources

including training opportunities, event promo kits, outreach kits, workshops and webinars on a variety of topics including Integrated Pest Management, planting to support pollinators and outreach and education," said Elizabeth (Betsi) Hervey Stephen, who played a leading role in encouraging the Village to become a Bee City USA affiliate.

"The program aspires to make people more PC — pollinator conscious — that is," said Scott Hoffman Black, Xerces' Executive Director. "If lots of individuals and communities begin planting native, pesticide-free flowering trees, shrubs and perennials, it will create large-scale change for many species of pollinators."


How each city completes the steps to conserve pollinators is up to them," said Bee City USA Coordinator Laura Rost. "To maintain their affiliation, each affiliate is expected to report on their achievements and celebrate being a Bee City USA affiliate every year."

Each affiliate should hold public awareness activities; publicly acknowledge the commitment to the program through a standing committee, signage and web links; and prepare an annual report on habitat enhancement activities. Bee City USA especially encourages school gardens and educational programs for children.

The Village of Bald Head Island has designated Bald Head

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## 2023 Nesting Season Summary

By Paul Hillbrand, Sea Turtle Biologist, BHI Conservancy

The 2023 sea turtle nesting season on Bald Head Island (BHI) was highlighted by the deployment of four satellite tags on nesting turtles and surpassing the 100-nest mark for the fourth time in the last five seasons. The first nesting activity occurred on May 15 and the last on August 18. The Bald Head Island Conservancy's (BHIC) Sea Turtle Protection Team (STPT) patrolled the beaches of BHI for 168 days/nights (35 dawn, 60 partial nights and 72 full nights), observing 122 nests, of which 46 (37.7%) were relocated.



2023 Sea Turtle Protection Team and Granny. Photo by BHIC.

We also observed 220 false crawls in summer 2023, when turtles crawled onto the beach but did not lay a nest.

For the first time since 2013, the STPT recorded three green sea turtle (*Chelonia mydas*) activities, resulting in one nest and two false crawls. At least 59 genetically distinct, individual females were responsible

for the 342 nesting activities observed. The STPT also observed the return of

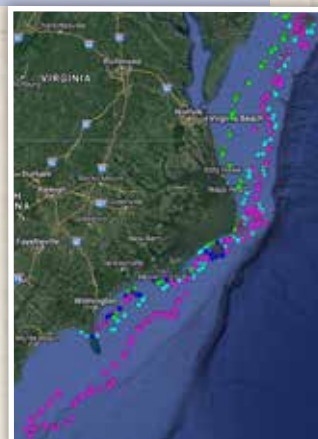
nine legacy turtles (Billie, Fluffy, Gigi, Granny, Mary Jane, Sandy, Scarlett, Thomasina and Turquoise) and named two new legacy turtles (Lee Ann and Strawberry).

The first hatching event was observed

on July 30, while the last nest was excavated on October 25. The average incubation time for the 122 nests was 55.2 days. Approximately 13,588 eggs were laid on BHI, with an estimated 10,104 hatchlings making it to the water. Mean hatch success was 79.9%, while mean emerge success was 70.2%.

Our most productive mom was a neophyte, FFK802, who laid 657 eggs that produced 530 hatchlings. Our most successful

Map of our satellite tagged loggerhead sea turtles (July 15 - December 3, 2023). green = KKD855, light blue = KKKX238, blue = Sandy, purple = Scarlett. Photo by BHIC.



KKKX238 returning to the ocean after being outfitted with a satellite tag. Photo by BHIC.

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## BHI Native Plant Feature of the Month

### Sea Oats



Sea Oats (*Uniola paniculata*), also known as Seaoats, are low-maintenance, warm-season, perennial native coastal grasses that can be found on beach fronts and barrier islands along the eastern seaboard of the United States. They require very little management and have no known pests or problems to hinder growth. Sea oats are extremely beneficial plants because they help to preserve dunes and provide erosion control. Their massive root system holds soil and sand in place during extreme weather like hurricanes and tropical storms.

According to the North Carolina Cooperative Extension, "They are important in preventing damage to dunes during storms, as they have both deep taproots and lateral rhizomes to help hold the soil in place. Being covered with sand repeatedly actually stimulates growth. They are damaged by pollution such as runoff from marinas and encroaching urbanization, foot traffic and off-road vehicles. Sea Oats are a protected grass in several states along the southeastern Atlantic coast, including North Carolina.

"Sea Oats usually grow between 4-6 feet tall and thrive in sandy soils in full sun. They can tolerate heavy blowing sand, drought and brief inundations of saltwater."

Sea Oats are slow growing and have narrow, green leaves that can grow up to 24 inches long. The ends of the leaves are often brown and curly. They produce a large seed head, or panicle, during the summer. The panicles have flat spikelets containing seed. The stem of the plant has bulges near the soil surface. These will often root down and anchor to the soil as sediment from wind accumulates around the plant.

The Village of BHI typically uses Sea Oats as part of its beach renourishment efforts to maintain BHI's complex and expansive dune protection system.



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~Robert, BHI Owner



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## Letter to the Editor

### All Property Owners Need to Vote

By Debbie Drumheller


All property owners — including those with lots (except for Middle Island) — are eligible to vote for BHA Directors. In the upcoming election in January 2024, two long-serving Directors will come off the Board and two new Directors will be chosen, and it is critically important that every property owner exercises their vote.

The BHA Board determines how common land is maintained and managed, and most importantly, how architectural guidelines governing new and existing homes are interpreted and implemented. There is a diversity of opinion on these issues within the existing Board members and those seeking election. Voters can watch the recording of the candidate forum held on December 11, 2023, and review

the candidates' expressed views on the BHA guidelines and the pace and plans for the Island's future growth. Property owners should review the candidates' bios to see their qualifications for serving on the Board, which benefits from having candidates with strong business, legal, insurance and organizational skills.

The BHA election is unusual in that home owners can "bundle" their votes by casting their two votes for one candidate if they so wish.

As property owners, we care about this beautiful island paradise, and we should become informed and vote for candidates accordingly.

**Editor's Note:** The BHA Board candidate and voting resource pages can be found on BHA's website at [www.BaldHeadAssociation.com](http://www.BaldHeadAssociation.com). 

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## Restoration Project

*By Jake Grossman, Educator and Collections Coordinator, Old Baldy Foundation*

Have you ever noticed that Old Baldy looks camouflaged? While most lighthouses have “daymarks,” or patterns that distinguish the lighthouse from others, Old Baldy has a motley appearance with no clear pattern.<sup>1</sup> In a way the tower is distinguishable by the lack of a daymark; however, that is not quite the right answer. In reality, the different shades of stucco (or concrete) show different patches done over time. A structure will not survive 206 years in our climate without multiple restorations. In fact, we are currently restoring Old Baldy.

Our current restoration started in October 2023 and will go into Spring 2024.<sup>2</sup> The funding for this preservation was awarded to us from the National Park Service (NPS) for relief from Hurricanes Florence and Michael. We brought over International Chimney Corporation (ICC) Commonwealth to assess and repair the structure. ICC Commonwealth is leading lighthouse preservation work on over 50 lighthouses, including previous work on Old Baldy. Most impressively, ICC Commonwealth moved the 175-foot-tall and 4,830-ton Cape Hatteras Lighthouse 2,900 feet away from the encroaching ocean. That feat is now known as the “Move of the Century.” With a superhuman effort such as that under their belt, ICC Commonwealth is well equipped to handle our project.

The main goal of our restoration project is to strengthen

Old Baldy. The tower is mostly constructed of bricks and covered with stucco. The stucco is layered over the bricks to keep out water or salt or whatever the harsh coastal environment throws at it. First, the ICC Commonwealth crew constructed a platform around the lantern room at the top of the tower.

Billeting down from the platform puts less stress on the tower than working upwards from the ground. Next, the crew “sounded,” or tested, the stucco to find and remove broken and weak stucco. Seeing Old Baldy with swaths of exposed bricks has been quite the picturesque site; however, exposed brick equals vulnerable brick. Consequently, the crew applies fresh stucco over the brick. The first layer of stucco does not need to match the color scheme of Old Baldy, as it will be covered up eventually. However, the final layer of stucco is seen, so multiple pigments are mixed together to match the color scheme (three different shades of gray/brown) of Old Baldy. A sample is sent down for confirmation by our executive director and the ICC Commonwealth site manager before being applied.

In early November the crew identified around 1,400 square feet of stucco in need of replacement and were about 30% done. That square footage is higher than expected; however, they reported that the inside of the structure is in much better shape than expected. After shoring up the outside, the crew will move inside to repoint and replace interior brickwork.

The crew found that the inside of our structure is in good shape.

*Continued on page 19*



Left: The ICC Commonwealth crew working on applying the first layer. Meanwhile, on the left side of the picture are the multiple spots where the scratch layer is. Right: Some leftover damage from Hurricane Florence.



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## 2024 BHA Annual Assessments

Bald Head Association has been working for months to develop the 2024 budget, which the Board adopted in December. 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 the 2024 assessments. First, the Board's previously adopted Reserve Policy based on the 2020 professional reserve study includes an increase to 58% funding. Even with that increase as well as increased costs and inflation adjustments for items such as property insurance, health insurance, landscaping, payroll, utilities and maintenance and repairs of assets, the annual basic assessment will remain the same for 2024 — \$190 per lot and \$570 per home.

The supplemental dues for services and amenities in specific neighborhoods were reviewed and approved by the Board in late December and will be published on BHA's website as soon as possible.

### Paying Your 2024 Assessments


BHA has an owner portal that 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 a small convenience fee of \$2 if you sign up using a bank account; fees for using a credit card are based on a percentage of the charge. You will need a different email address for each property you own. Note for next year's assessment, property owners must sign up for TOPS

AutoPay by December 31, 2024, for auto draft.

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 contacting BHA Bookkeeper Leigh Ann Fink at [LeighAnn@BaldHeadAssociation.com](mailto:LeighAnn@BaldHeadAssociation.com). For questions, email Leigh Ann or call her at 910-457-4676, ext. 27.

BHA's 2024 annual assessment coupon for the basic assessment and any applicable supplemental assessments for maintenance of neighborhood assets will be mailed in early January 2024 and are due by February 15, 2024. For property owners who wish to pay their 2024 assessment online, you must be enrolled in the member portal. For first-time enrollees, email Leigh Ann Fink. For questions about the 2024 basic and supplemental assessments, contact Leigh Ann Fink at [LeighAnn@BaldHeadAssociation.com](mailto:LeighAnn@BaldHeadAssociation.com) or Carrie Moffett at [Carrie@BaldHeadAssociation.com](mailto: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 emails 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 at [Diane@BaldHeadAssociation.com](mailto:Diane@BaldHeadAssociation.com). 



### Bald Head Island Services Rentals & Sales

Bald Head Island Services is about making a house a home. Whether you want to rent a beach home, rent your property or talk about purchasing a home. We are here for you every step of the way.

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*We Have This.*



••• Continued from page 1 (BHA's 2023 Annual Report Packets, Annual Meeting, Voting and Smith Island Social)

including the developer BHI Limited, the Village of BHI, the BHI and Shoals Clubs, the Old Baldy Foundation, the Village Chapel, the BHI Conservancy and the Public Service Auxiliary. 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 2024 Annual Meeting on Saturday, January 27, 2024, beginning at 9:00am, both in person and online. More details will be forthcoming. The location is TBD.

As required by BHA's Covenants, members will receive in late December 2023 or early January 2024 a packet of information with materials for the 2024 Annual Meeting. The packet will contain BHA's 2023 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](mailto:Carrie@BaldHeadAssociation.com) or 910-457-4676, ext. 26.

#### Voting


BHA is utilizing the software Vote HOA Now for online voting for the 2024 Annual Meeting. If you own multiple properties, please see the special instructions for voting on BHA's website ([www.baldheadassociation.com/annual-meeting-online-voting](http://www.baldheadassociation.com/annual-meeting-online-voting)).

Members who cannot or prefer not to vote online can use the paper proxy that was included in members' Annual Packets. Or, contact BHA ([Diane@BaldHeadAssociation.com](mailto:Diane@BaldHeadAssociation.com)) to request a paper proxy be mailed or emailed, if needed.

To vote online, visit the secure web address listed on the front cover of BHA's 2023 Annual Report (or the QR code). You'll be taken to a secure site specific to BHA's election. Enter your unique registration code found on the label on the front cover of your Annual Report. Online voting will begin on Wednesday, December 27, 2023, at 8:00am EST and end on Wednesday, January 24, 2024, at 4:00pm EST. All paper proxies must also be received by 4:00pm on January 24, 2024, in order to be counted. Voting on the day of the Annual Meeting will be via ballot (rather than proxy) using the same website and unique registration code. No motions will be taken from the floor.

Again, note that special instructions will be available for owners of multiple properties on the website. Questions? Contact Carrie Moffett, BHA Executive Director, at 910-457-4676, ext. 26 or [Carrie@BaldHeadAssociation.com](mailto:Carrie@BaldHeadAssociation.com).

#### BHA's Smith Island Social

BHA's Smith Island Social, a long-running annual tradition held at the BHI Club the evening after BHA's Annual Meeting, will be held Saturday, January 27, 2024, from 6:00-10:00pm. New this year will be a silent auction to benefit the Pollinator Garden. Watch for additional details. Mark your calendars now to attend! 



# ISLAND EXPERTS

***Doug Oakley***  
Broker/REALTOR®  
910-471-7710  
[doakley@intracoastalrealty.com](mailto:doakley@intracoastalrealty.com)

***David Wray***  
Broker/REALTOR®  
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***Stephanie Blake***  
Broker/REALTOR®  
443-848-9811  
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DOUG OAKLEY | DAVID WRAY | STEPHANIE BLAKE

  
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## ARC Improvement Ad Hoc Committee Update

At the BHA Board's Annual Board Retreat in February, Board members voted to create an ARC Improvement Ad Hoc Committee to look at the architectural review objectively and determine how to improve the process for members and their representatives. Committee members included John Kinney (Board member and chair), Joe Brawner (Board member), Christine Osborne (Board member), Paul Carey (Board member), Jennifer Russel, Fran Pagliaro (ARC Coordinator) and Carrie Moffett (Executive Director). Additional feedback was solicited from architect Gordon Hall and builder Dale Giera.

Here are some highlights of actions based on recommendations from the ad hoc committee:

- The Design Guidelines were shortened from 182 to less than 80 pages.
- Language was added to the Design Guidelines informing property owners that the use of architects who are not familiar with BHA's Design Guidelines may cause delays because they will have to acquaint themselves with the guidelines.
- Jennifer Russell offered to craft language for the letters to property owners to reflect a more positive tone and clear language with regard to the nature of non-compliance issues.
- The rules regarding "Massing" and the "50% rule" were clarified by defining exactly where on BHI these rules apply.
- To ensure that the approved landscape plan was followed and

that the installed plants are still alive, it was recommended that the Community Wide Standards (CWS) Committee be tasked with a one-year landscape plan follow-up/evaluation.


- The chairs of Sections A and B meet periodically to ensure consistency between the two sections.
- A recommended new requirement for applicants to notify neighbors when requesting a variance will be voted on by the 2024 BHA Board.


In addition, online ARC applications were launched in July 2023, with a how-to video to help with the transition. The applications and help video are both on BHA's website ([www.BaldHeadAssociation.com](http://www.BaldHeadAssociation.com)). Online applications greatly reduce the opportunity for error and help streamline the ARC process. It was discovered that incomplete submissions were costing ARC staff at least 60% of total time spent on submissions; online applications force complete submissions.

Statistics for 2023 show that the ARC received 406 submittals, with 40 of them pulled or withdrawn due to being incomplete or late. And, 78% of reviewed submittals were approved.

BHA wishes to thank the committee members and staff for their objective review of the process and their efforts to enhance and improve it for our members and their representatives.







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Multiple support systems combine an innerspring core and layers of memory foam or latex for body conformance to enhance pressure relief and reduce motion transfer.

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## LET US BUILD YOUR BHI DREAM HOME

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 owner who has completed many new construction and remodeling projects on the island, Dale is well versed on the details of building on Bald Head Island. He's currently building a beautiful, custom home on Brown Pelican Trail and recently completed new construction projects on Kinnakeet as well as the Esplanade building on Maritime Way.



**Dale Giera**  
919.485.9901  
dale.giera@gmail.com



••• Continued from page 3 (President's Letter)

The BHA has a staff of three full-time employees: Fran Pagliaro, ARC Coordinator; Chris Howard, ARC Administrative Assistant; and Kimberly Bandera, ARC Specialist. In addition, Dora Richey, Covenants Compliance Associate, assists the ARC on an as-needed basis. We also have 18 volunteers and two Board liaisons serving on the ARC:

**ARC Section A:**

David Pacyna, Chair; Bill Bourne; Steve Davis; Maria Earnshaw; Dixon McLeod; Kathy Newman; Kevin Thomas; Jan Triplett; Tiffany Williams; and Christine Osborne, Board Liaison.

**ARC Section B:**

Terry Steelman, Chair; Mike Herriot; Bob Nixon; Jennifer Pitts; Mark Prak; Jennifer Russel; Andrea Taylor; Gil Wilson; David Wray; and John Kinney, Board Liaison.

These 23+ people work exceptionally hard for all of us to see that the mandate of the Design Guidelines is met.

What makes it particularly difficult for them is all of us homeowners want to do with our homes what we want to do. We want to design and build our homes the way we want to design and build our homes. And we want to make changes to our homes the way we want to make changes. After all, they are our homes. We bought and paid for them. And it wasn't cheap.

That is the tension our ARC members and staff face every day.

The easy thing for them would be just to tell everybody they can do what they want. Then the individual homeowner would be happy.

But then we would all live on an Island that looked like the homes were designed by 1,800+ individuals.

And we would very quickly lose the beautiful paradise we have. We would lose the *"homogeneous impression, an architectural appearance of each individual home 'fitting' within the surrounding homes and neighboring environment."*

That is where the ARC comes in. They take on the hard job of deciding whether or not each proposed design "fits in" and is consistent with the Bald Head Island Architectural vernacular blending the Coastal Cottage Style with the Shingle-Style. They do this because the Covenants and the Design Guidelines require them to do it.

Serving on the ARC is not a committee assignment for you if you desire to "win friends and influence people" in the short run. ARC members have to have the courage, strength and professionalism to say "No" on some occasions.

But, in the long run, we all will say "Thank You" to those who did their job and maintained for all of us our Island paradise and preserved for us our homes and their values, and allowed their values to appreciate as we all want.

It is now the long run.

When you see one of these 23 ARC warriors, tell them "Thank You." They put in an incredible amount of work at a thankless job — all for each of us.

So, thank them. Please.



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# WWP 2022 SALES VOLUME



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\$135,610,322 MM

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WENDY WILMOT PROPERTIES

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COMPANY X

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COMPANY Y



Wendy Wilmot  
910.448.0688



John Munroe  
910.471.4005



Ginger Dunn  
910.540.7369



Debbie Ward  
910.477.2055



Kirby Ward  
910.477.0990



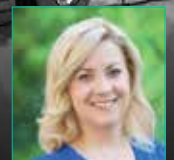
Anne Rex  
910.899.7918



Nicole Schutt  
336.500.1388



Tom Koester  
910.465.1074



Lindsay Farris  
828.443.1472

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| 910.470.0000

| 6E Merchant's Row

| agent@wwpbaldhead.com

All numbers represent sales of all property types (except commercial sales) located on Bald Head Island from 1/1/2022 to 12/31/2022, and are sourced from NCRMLS Market Penetration Report run by Company Type (offices within same have been company combined). An agent who is both Buyer's Agent and Seller's Agent in any one sale is granted 200% credit. All information deemed reliable, but not guaranteed. (C) 2022 NCRMLS



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## How Visible is Your Address Bollard? *They're Not Just for Looks — They're Essential!*

Can you see the house address in this photo at the top at right? Here is a true story to illustrate the importance of clearly visible address bollards and numbers. A few years ago, a tram driver noticed smoke coming from a house on Bald Head Island.

Thankfully, because the address bollard was clearly visible, the tram driver called 911 with the house's address, and Public Safety personnel responded immediately. The exterior fire was caught early and extinguished by Public Safety personnel. Fast response time helped prevent severe damage to the home.

Now consider that same situation if the address bollard had not been clearly visible. The visibility of your address bollard could mean the difference of essential seconds in emergency response time. Public Safety personnel need to be able to see your address bollard — both day and night — in order to respond to an emergency.

Tram drivers also need to be able to see your address bollard — both day and night — to be able to deliver passengers correctly. And don't forget that renters and house guests rely on address bollards to find the correct house.

Public Safety personnel, tram drivers, renters and house guests cannot find your home if the address bollard:

- is missing
- is not visible at night because of faded, reflective paint
- is not visible due to YES/NO trash pickup sign obstruction
- is not visible day or night because of surrounding vegetation or decorations
- is missing some or all of the address numbers

For complete address bollard specifications, check page 57 in the 27<sup>th</sup> edition of the Design Guidelines at [www.BaldHeadAssociation.com](http://www.BaldHeadAssociation.com). Bollard construction and installation must comply with BHA Design Guidelines, so choose a service provider who complies with these guidelines (on BHA's homepage, select "Life on BHI," then "Island Service Providers"). For any questions, contact Chris Howard, Architectural Review Committee (ARC) Administrative Assistant, at 910-457-4676, ext. 23 or [Chris@BaldHeadAssociation.com](mailto:Chris@BaldHeadAssociation.com).



At top: An address bollard covered in vegetation is difficult to be seen by Public Safety, tram drivers and renters/guests. At bottom: A perfect bollard.



Pack light. We've got it covered.

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Ride to the ferry	Rx Pickup	Pick up Packages	Light home help
Meals	Friend Check-in	Ride to the Doctor	Hurricane Prep
Small Fix-it projects	Computer Assistance	Dog Walk	Lend Medical Equipment
Grocery Shop	Emergency Water Shut-off		

**BHI COMMUNITY CARE**  
IN ASSOCIATION WITH PROJECT LONGEVITY

Do you need assistance? Your Island Friends are here to help!

For help or to volunteer email [joanmaggio.bhicare@gmail.com](mailto:joanmaggio.bhicare@gmail.com)



# TIDBITS:

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

## “BHI Basics”— A Great Resource for Owners, Guests, and Renters

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



## 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, two plots are available — one large at \$250 and one small at \$100 (annual fee). Availability could change depending on renewals, which is currently in progress. 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](mailto: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.



••• Continued from page 2 (ARC — BHA Policies on Decorative Items — in Harmony with Nature)

All exterior decorative items such as statuary (including concrete birdbaths), water features and other ornamental items and structures must be harmonious with the community aesthetic, site, home and surrounding environment. The items must be constructed of natural and organic materials and blend seamlessly with the home and garden design.

House signs are common features on vacation homes and can help identify rental properties to new visitors. And while The Ocean Pearl may be a lovely name, adjacent owners might not want to see a six-foot oyster attached to the front of a house across the street from their own BHI home. House identification signs must not exceed two square feet in area, per the Village of BHI Ordinance. Think tasteful, understated and functional.

So, before you purchase any exterior, decorative yard item like

a statuary, water fountain or other ornamental item, ask yourself if it really fits in with nature and the BHI aesthetic. If you think so, then submit a photo, dimensions, materials, a \$200 review fee and online application for ARC review and approval.

*Wait — are you serious about a review fee?* Yes. Per BHA's Covenants, all such items must be approved before installation, and the review fee covers the time required to facilitate the review with the ARC.

BHA is trying to help you, and we would hate to see a member incur the expense of buying and shipping something to BHI before knowing if it would be approved by the ARC. For any questions about possible violations, contact Dora Richey, Covenants Compliance Associate, at 910-457-4676, ext. 30 or [Dora@BaldHeadAssociation.com](mailto:Dora@BaldHeadAssociation.com).



••• Continued from page 6 (2023 Nesting Season Summary)

mom was Billie, with a hatch success of 96.4% and an emergence success of 94.1%. With a highly active Atlantic hurricane season, BHI was fortunate to have lost only one full nest to Hurricane Idalia. However, a total of 30 nests were impacted by a combination of hurricanes, tropical storms and king tides. Additionally, one nest fell victim to coyotes, and a total of ten nests were affected by Island predators. Coyotes, ghost crabs and fire ants collectively accounted for the loss of 442 eggs, representing 3.2% of the total.

The Conservancy's STPT embarked on two significant projects this season. First, we deployed four satellite tags, outfitting KKD855, KX238, Sandy and Scarlett with the devices to better understand post-nesting migration. This initiative aims to enhance

our understanding of their movements across different habitats, including proposed wind farm lease properties. Second, in collaboration with UNCW post-doctoral researcher Dr. Matt Ware, we are investigating the impact of environmental parameters on nesting habitat suitability and geographic distributions. This research reflects the Conservancy's commitment to comprehensive conservation efforts.

All sea turtle monitoring and research is performed pursuant to North Carolina Wildlife Resources Commission Endangered Species Permit #23ST14. Visit [www.bhic.org](http://www.bhic.org) for more details on the Sea Turtle Protection Program and how you can support the sea turtles of BHI.





## Project Longevity/ Community Care Meeting

Save the date of January 26, 2024, for a Project Longevity/Community Care meeting that will take place at 3:00pm at the Department of Public Safety.

••• Continued from page 4 (Village of Bald Head Island Updates)

Association's Resource Conservation and Beautification Committee (RCB) as the facilitating committee for Village's efforts to engage the community in promoting pollinator conservation. The RCB Committee invites all Islanders to offer their ideas for pollinator-friendly initiatives. The more people and organizations involved; the sooner pollinator declines will be reversed.

For more information about the Village of Bald Head Island's Bee City USA program, contact Carin Faulkner, Village Public Information Officer, at [public.information@villagebhi.org](mailto:public.information@villagebhi.org) or view the Village's web page at [www.villagebhi.org/bee-city-usa](http://www.villagebhi.org/bee-city-usa).

••• Continued from page 10 (Restoration Project)

Mainly, they will be repointing and applying a stone strengthener onto the bricks. They estimate that they may have to replace as many as 50 bricks. Thankfully, we have matching, handmade bricks on site that were left over from a previous restoration. Having the necessary bricks has freed up some funding to be used elsewhere in the ongoing effort to preserve Old Baldy. For instance, there is a planned archeological dig, where we hope to find evidence of a masonry, glacia wall. A glacia around the outside of the base of Old Baldy deflects water from eroding the ground around the tower. If clear evidence is found, we will rebuild the wall. A glacia will restore historical accuracy as well as protect Old Baldy from erosion so that we can continue to admire its beauty for at least another 206 years. If you are interested in supporting any future work on Old Baldy or for any of our various programs, feel free to leave a donation at [www.Oldbaldy.org](http://www.Oldbaldy.org).

<sup>1</sup> OBF — While in use Old Baldy was mostly whitewashed as a daymark to distinguish it.

<sup>2</sup> OBF — Every year, Old Baldy is closed during January and February.

Scan this QR code with your phone camera for full details on BHA's events calendar!



## January 2024:

Kwanzaa	12/26/2023-1/1/2024	
New Year's Day	1/1/2024	
BHA Office Closed	1/1/2024	
ARC-A Meeting	(No Meeting in January)	
Howl at the Moon	1/6/2024	4pm
Community Potluck Dinner	1/8/2024	6pm
Operation Re-Forest — We Forest	1/10/2024-1/11/2024	
Martin Luther King, Jr. Holiday	1/15/2024	
BHA Office Closed	1/15/2024	
ARC-B Meeting	1/19/2024	9:30am
Village Council Meeting	1/19/2024	10am
BHA Board Meeting	1/26/2024	11am
Project Longevity/Community Care Meeting	1/26/2024	3pm
BHA Annual Meeting	1/27/2024	9am
Smith Island Social	1/27/2024	6pm

## Save the Date in February:

BHA Board Retreat	TBD	
Village Council Annual Retreat	2/6/2024-2/7/2024	
ARC-A Meeting	2/2/2024	9:30am
Howl at the Moon	2/5/2024	4pm
Community Potluck Dinner	2/12/2024	6pm
ARC-B Meeting	2/16/2024	9:30am

## Around the Corner in 2024:

ARC-A Meeting	3/1/2024	9:30am
Howl at the Moon	3/7/2024	5pm
BHA Board Meeting	3/8/2024	11am
Daylight Saving Time Begins	3/10/2024	1am
Community Potluck Dinner	3/11/2024	6pm
ARC-B Meeting	3/15/2024	9:30am
Good Friday (BHA Office Closed)	3/29/2024	
Easter	3/31/2024	

## Ongoing:

AA Virtual Meetings:	Mondays & Thursdays	8am
(Zoom Group: #85999065097, P/C: 570863, Email: <a href="mailto:sober.1day.at.a.time@gmail.com">sober.1day.at.a.time@gmail.com</a> )		
Knitting Group:	Wednesdays	9:30am
Men's Group:	Every Other Monday	8:30am
Village Chapel Services:	Sundays through Memorial Day	8:30am
Women's Fellowship:	1 <sup>st</sup> & 3 <sup>rd</sup> Mondays	10am
Yoga Classes:	Mondays & Wednesdays	11:45am





## Bald Head Association

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PO Box 3030  
Bald Head Island, NC 28461-7000  
[www.BaldHeadAssociation.com](http://www.BaldHeadAssociation.com)

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STATESBORO, GA

Join BHA at its  
Annual Meeting on  
Saturday, January 27, 2024  
at 9:00am

It will be held in-person, online via  
Zoom and also recorded. Hear updates  
from fellow BHI organizations!

[www.BaldHeadAssociation.com](http://www.BaldHeadAssociation.com)



TIFFANY'S  
BEACH PROPERTIES

"Thank you again for all of your help. You make the impossible possible!"

- former Beach Music owner

"Please know we sincerely appreciate you and your team."

- Giggling Oyster owner

"You did an incredible job for me."

- former Fish Bowl owner

"We are so grateful for your amazing job! Thank you!"

- Villa 3 owner

"You have been nothing short of amazing over the past five years. We are truly grateful."

- No Hurry owner

"We're proud to be one of your customers."

- Dewey's Paradise owner

"Thanks for all you do. It is much appreciated."

- Elephant's Foot owner

Tiffany Williams  
BROKER-IN-CHARGE

910.457.0544  
[tiffany@tiffanysbeachproperties.com](mailto:tiffany@tiffanysbeachproperties.com)  
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