



Bald Head Association

May/June 2025

Volume 36, No. 3

Island Report

Communication, Advocacy and Protection of BHI Property Values

Storm Damaged Trees? Here's What to do Next

After a storm, it's important to assess the condition of trees on your property to determine the necessary action. Here's a guide to help you handle affected trees, whether they're on your property or in common areas.

If Affected Trees Are On Your Property:

1. Immediate Danger Risk:

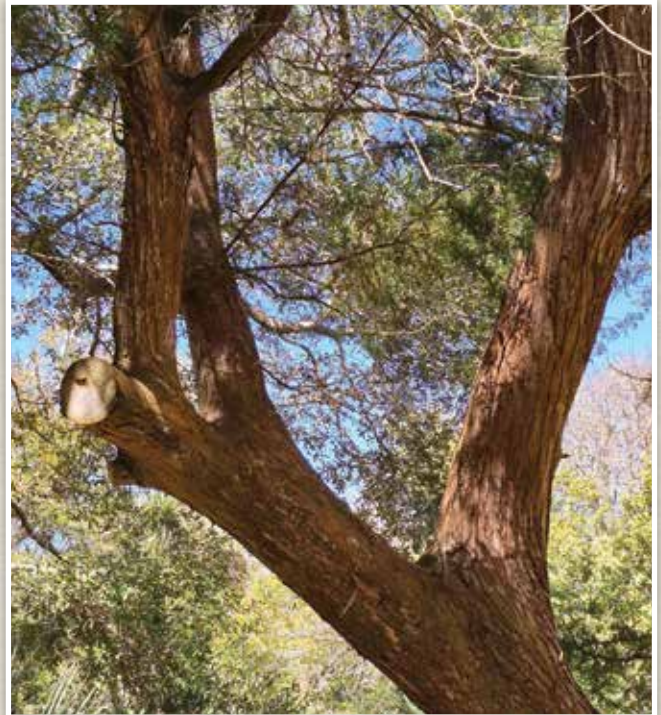
- If trees pose an *immediate danger* to humans or property, **take action right away**.
- **Email** "before" and "after" photographs to trees@baldheadassociation.com and address only the trees that need urgent attention.

2. No Immediate Danger:

- If the affected trees are not an immediate threat but require trimming or removal, **get approval from BHA** before starting any work.
- **Email** trees@baldheadassociation.com for approval.
- A BHA staff member will coordinate the necessary Village approvals with Stephen Boyett. **Do not proceed** with any trimming or cutting until approval has been granted by both BHA and the Village.

3. Limbs and Small Trees:

- If you have limbs or small trees that meet the Design Guidelines for trimming **without requiring approval**, you can handle these yourself. BHA encourages maintaining a natural habitat on your property.
- **Design Guidelines:** Trimming or removal requires ARC review and approval for:
 - Trees over 3 inches in diameter, measured 48 inches up from the ground.
 - Tree limbs 3 inches or more in diameter.
 - Clustered vegetation that covers 2 square feet or more at ground level.
 - In the understory, removal of vegetation greater than 1 inch in diameter also requires ARC approval.



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ARC Corner

Architectural Review Committee

Ask ARC before any work begins!

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

To Set an Appointment:

Please email Allison Heafner, ARC Administrative Assistant, at Allison@BaldHeadAssociation.com.
For all questions about trees and vegetation, email Trees@BaldHeadAssociation.com.

Hurricane Season — What Does It Mean for BHI, ARC and Trees?

Though June marks the beginning of hurricane season, statistically, September is the height of hurricane season in southeastern North Carolina. And Bald Head Island has seen its fair share of hurricanes. How many of you were here in 2018 when Florence came to visit? What about Isaias or Ian? And let's not forget those tropical storms and the damage they have done. In other words, being prepared for the worst is the best

course of action during hurricane season.

To start, do you have a hurricane action plan? Check out Brunswick County's emergency information site (www.brunswickcountync.gov/e-alerts) for details on how to get notifications, prepare an emergency kit and create an evacuation plan. North Carolina's "ReadyNC" website has additional

resources (www.readync.gov). And don't forget to sign up for the Village of BHI's emergency notification system, Code Red (visit www.villagebhi.org and scroll down to "Safety" and click on "Subscribe" under "Notifications").

Job Sites on BHI

Preplanning also extends to any construction projects you have going on before the storm strikes. You and your contractors should make a habit of keeping your jobsite clean and securing loose materials at the end of every workday. Flying debris can wreak havoc not only on your property but your neighbors, as well.

ARC worksite guidelines go beyond keeping Bald Head Island beautiful; they are designed to help you and your contractors avoid potential devastation through providing preventive measures. Clean worksites are always essential.

Make sure your contractor keeps the job site clean and free of litter, especially materials that can be blown by wind. Construction fencing should be installed and maintained.

As the property owner, you — not your builder — are ultimately responsible for compliance with all relevant BHA Covenants, Design Guidelines and Community Wide Standards (CWS). All of these documents are on BHA's website (www.BaldHeadAssociation.com). For those who have contractors working on your property, make sure they have a hurricane preparation plan in place.

It is crucial to have in writing the person who is responsible for various preparation tasks such as securing loose materials, which otherwise could become lethal flying objects. By delegating specific assignments in advance, a contractor's employees can avoid confusion and act quickly. Some tasks include:

- Secure trash containers and other debris. Dumpsters should never overflow, and contents must be secured from wind.
- Remove equipment and tools.
- Secure or remove portable bathrooms.
- Remove fence screens and any signage.
- If possible, take measures to protect utility systems.

Property owners and contractors should monitor the weather regularly to help ensure adequate time for preparation. Although it may look like a normal day today, a storm could be nearby and moving quickly.

After a Storm

Once a storm has passed and everyone is safe, you'll want to take a look at your home on BHI. How did it fare with the wind, rain and/or storm surge? First, take care of anything that poses an "immediate danger" to humans or property — don't forget to take before and after photos to submit to the ARC. Then evaluate other damage to your house, garage and trees. A lot of repairs and clearing can be done without ARC approval (repair or replace "like" with "like" materials; trim small branches according to the Design Guidelines). Or, if storm damage to a crofter might be the springboard for the renovation project you've been delaying, check the Design Guidelines (under "Architectural Review").

We hope this hurricane season will pass without a visit to our Island, but if you do need assistance with the Design Guidelines and how they apply in cases of storm damage, contact Allison Heafner at 910-457-4676, ext. 23 or Allison@BaldHeadAssociation.com. For any questions about trees, contact Pam Rainey at 910-457-4676, ext. 24 or at Trees@BaldHeadAssociation.com.



**Brunswick County's 2025
ReadyBrunswick Preparedness
Expo is Wednesday, May 7**

BHA President's Letter

By Christine Osborne, BHA President

As the days grow longer and temperatures rise, we welcome spring and summer on BHI. The Board of Directors is pleased to see Doug Jones settling in as our new Executive Director. He has quickly grasped the needs of the Bald Head Association (BHA) and is ready to help guide us forward.

We're excited to continue developing our future leaders within our committees. Experienced committee chairs are working with both new and returning volunteers to ensure a successful year. Look out for the Resource Conservation and Beautification (RCB) Committee's Operation Re-Forest event and be sure to check out the Education and Recreation (ER) Committee's upcoming potluck dinners and picnic in this *Island Report*. The Architectural Review Committee (ARC) is holding two meetings a month to serve you better, while the Long-Range Planning (LRP) and Financing Committees focus on BHA's long-term stability.


This year, the Board is trying a new approach to how we uphold Community Wide Standards (CWS). With no new volunteers for the CWS Committee, the Board explored alternatives and heard helpful feedback from both residents and consultants. Many felt the previous model of neighbors monitoring neighbors could feel uncomfortable. The feedback suggested an approach — led by staff — is not only more consistent, but also better received in similar communities.

So, what's changing? Staff will now conduct annual walk-throughs of all properties, dividing the

Island into 12 sections with published review dates. With new tools like iPads linked to the Association's management software, they'll be able to identify and communicate issues more efficiently. Homeowners will know when reviews are happening, giving everyone a chance to stay ahead of any concerns. Members can still report possible CWS violations through the usual channels — staff will take it from there. We believe this updated process will be more transparent, efficient, and comfortable for all.

If you have suggestions or feedback, we'd love to hear from you. Contact any Board member via their dedicated email:

- Christine Osborne, President, ARC-A Liaison: christine.osborne@baldheadassociation.com
- Victoria Lonker, Finance Committee Liaison & Co-Chair: vickie.lonker@baldheadassociation.com
- Paul Carey, Secretary/Treasurer, Finance Committee Chair: paul.carey@baldheadassociation.com
- Derek Crump, ARC-B Liaison: derek.crump@baldheadassociation.com
- Betty Robinson, ER & RCB Liaison: betty.robinson@baldheadassociation.com
- Steve Smalley, LRP Liaison: ssmalley@baldheadassociation.com

Spring is a time for growth and renewal. Let's embrace the season and continue building a community we can all be proud of. 

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BHI Conservancy • Old Baldy Foundation
Village Chapel of BHI • Village 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 Manager 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. Deadlines are the 1st of the month for the following month's issue.



Hurricane Season is Almost Here, Make Sure You are Ready!

By Carin Faulkner, Village Public Information Officer

The Atlantic hurricane season runs from June 1st to November 30th each year. For North Carolina, the worst storms seem to come later in the season, but *now* is the time to prepare.

AccuWeather was one of the first meteorological agencies to issue a hurricane forecast for 2025. The National Oceanic and Atmospheric Administration (NOAA) typically releases its forecast in May (after the publication of this newsletter). AccuWeather is predicting 13 to 18 named storms, with seven to ten strengthening into hurricanes. The forecast anticipates three to six direct storm hits to the U.S. this year. North Carolina is among the most at-risk locations for direct impacts, according to AccuWeather (the others are Texas, Louisiana, western Florida and Atlantic Canada).

Here are some steps YOU can take to prepare:

Sign up for the Code Red notification system. The Village of Bald Head Island utilizes an emergency notification system known as Code Red. Village of Bald Head Island citizens can register to receive emergency messaging and updates about specific events (i.e., hurricanes and/or tropical storms). This system will be used in addition to the Village's Voice to send important messages via

email and text. Registrants can choose which methods of contact they prefer. Messages can be targeted to areas of the Island, so be sure to use your physical address on the Island when you sign up. The Village also uses this service to send messages about utility outages. You can sign up online from the Village's home page at www.villagebhi.org. Scroll down to Safety and click on Subscribe under Notifications.

Find the Village on Social Media. During the last few storms, the Village used its social media accounts to distribute information and photos. Please follow or like us on our Facebook, Twitter, and Instagram channels. You can find all the links to those on our Linktree at www.linktr.ee/villagebhi.

Create an emergency communication plan with your family, friends, and neighbors. This plan spells out how everyone will contact each other.

Create an emergency preparation plan for your property to include emptying refrigerators/freezers; securing outdoor furniture, clearing loose and clogged rain gutters and downspouts, and moving golf carts to higher ground if you are on a lot with flooding tendencies. If you move your golf cart, you

Continued on page 5



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••• Continued from page 4 (Hurricane Season is Almost Here, Make Sure You are Ready!)

do it at your own risk. The Village is not responsible for damaged golf carts.

If you have a “house check” service with a property manager, building contractor, or other trusted source, reach out to establish communications before, during, and after the event passes.

Build an emergency kit. Keep it ready at home, at work, and in your golf cart. The [ready.gov](https://www.ready.gov) website has some ideas on what to include in your kit.

Check your insurance coverage. Damage caused by heavy winds, wind-driven rain, and flooding may not be covered by homeowner’s insurance policies. Buy flood insurance. Buy golf cart insurance (considered much like an automobile policy). The NC Department of Insurance has “A Consumer’s Guide to Disaster Preparedness” document online which can help guide you further. (See accompanying QR code).



Have an evacuation plan. Know the evacuation routes ahead of time. For permanent residents on the Island, it is critical to have a plan for alternative living arrangements, which could extend into several weeks in the case of major damage to the Island. Be sure to include your medications in your plan.

Download an emergency weather app on your phone and purchase a weather radio.

Keep all important documents in a waterproof container to take with you if you evacuate.

Identify the safest place in your home in case of a tornado and/or flooding. For a tornado, this would be a small interior windowless room or hallway on the lowest floor.

There are many resources online that provide additional helpful tips to prepare for hurricanes. Many of them are listed on the Village’s emergency preparedness webpage at www.villagebhi.org/departments-services/public-safety/emergency-preparedness/.

If you are new to the Island and have not experienced one yet, reach out to your neighbors. They can be very helpful in providing information on how they prepared for the last few storms and what they learned they need to do for the next one. If you have any tips you would like to share, which could be used in future Village communications, please send them to public.information@villagebhi.org.

Grilling Safety Tips & Village Ordinance Reminder

Outdoor grilling is one of the best activities of spring and

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Navigational Aids — Part 1

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

Have you ever sat on the ferry and wondered about all the buoys and lights that you see along the ride? I am not sure if my woolgathering is the result of the treacherous history of the Cape Fear River, or simply because I ride the boat quite often. Regardless of the impetus, my interest piqued to a degree that I had no choice but to detail the history of navigational aids on the Cape Fear River. I presented my findings at OBF's first Historic Happy Hour of the season. It seemed the crowd enjoyed the talk. Indeed, I figured perhaps I should jot down my findings into some kind of an article. Thus, here we are! For this edition of the newsletter I will detail and share images of some of the navigational aids used for travelling down the river from Wilmington to the Atlantic.¹

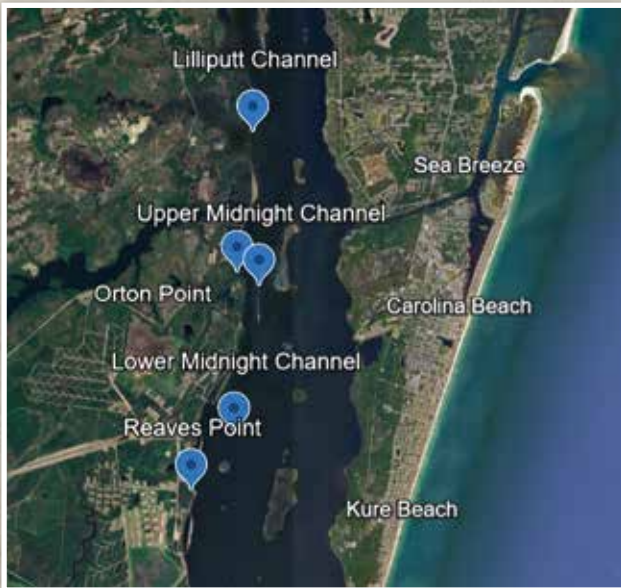
There were at least six lights between Wilmington and Brunswick Town. The first was the "Upper Jettée" lighthouse three miles south of Wilmington. The wooden structure featured a lantern with a 6th order Fresnel Lens atop the white keeper's cottage.² The lighthouse was destroyed during the Civil War and never relit. Indeed, our next two lighthouses, Campbell's Island and Orton Point, shared the same fate. Campbell's Island lighthouse had five keepers from 1850- 1861.³ In the 1870s there was an unsuccessful push to reestablish both lights as the river there "is one of the most difficult places to pass at night that can be found on the river below Wilmington. The channel is narrow, the river wide; the shoals from the east and west banks approaching close to each other at the point where the course is changed."⁴ Perhaps, it was the institution of smaller river

lights at Lilliput, Upper and Lower Midnight, and Reaves Point, that neglected the need to reestablish the larger ones on Campbell's or Orton.⁵ Meanwhile reestablishing the next aid we will highlight, the Federal Point Lighthouse, was never considered as it was redundant after the closing of the New Inlet in 1891.

There were three lighthouses on Federal Point throughout the 19th century.⁶ The purpose of the lighthouse was to guide mariners into the New Inlet. The original was lit in 1817 and lasted until it burnt down



Lilliput Channel Marker. Records of the U.S. Coast Guard, National Archives-College Park. According to Debbie Mollycheck, Berry was a former enslaved keeper from Brunswick County, NC, ca. 1855. At the time of this photograph (1917), he had the day-in and day-out responsibility for maintaining the lights along a 14-mile section of the river from Upper Lilliput Channel to the Atlantic.



Google map. Courtesy of Jake Grossman.

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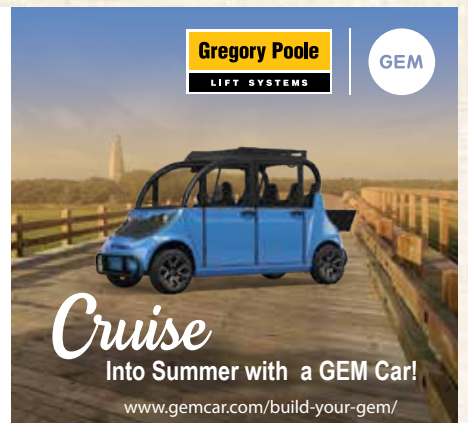
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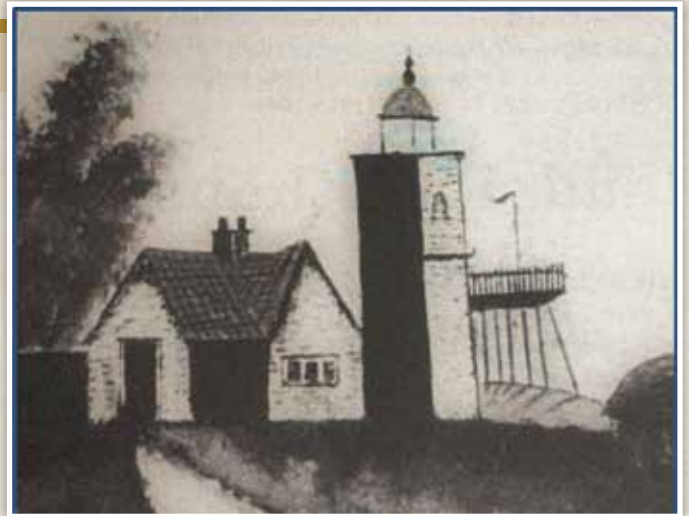
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••• Continued from page 6 (*Navigational Aids — Part 1*)

in 1836. The second was quickly constructed and lit in 1837. That structure lasted until thrifty rebels dismantled it for materials used for the fabric of Ft. Fisher. The final lighthouse was built in 1865 and lasted until the remarkable effort of the US Army Corp of Engineers to close New Inlet and thus make the lighthouse redundant.⁷ Although

Federal Point was no longer necessary, closing the Inlet thrust Old Baldy back into the spotlight. Indeed, stay posted for the next newsletter where we will cover Old Baldy and the rest of the navigational aids down the Cape Fear River!



Second federal point. Courtesy of Federal Point Historical Society.



Third federal point. Courtesy of Federal Point Historical Society.

¹ By “navigational aids” I am mainly talking about lighthouses, lightships, range lights, and river lights. The difference between the latter two gets a little murky, however, most commonly range lights consist of a pair of lights whereas a river light is one.

² Keepers: Enoch Farrom, and James Burch.

³ Keepers: John Craig, Hosea Williams, William Woodward, Basil Jackson, F.W. Savage.

⁴ Annual Reports, 1873 and 74; House Documents 108, 42nd Congress, 3rd Session, 1873 and 1874. Anderson, Kraig.

⁵ Lilliput, Upper and Lower Midnight, and Reaves Point, were all instituted in 1890s and early 1900s. Travis Gilbert, Annamaria Haden, McAllie Givens, Navigational Aids Timeline, Old Baldy Foundation.

⁶ Keepers: Edward Newton, Jr. James S. Newton, James Newton, and John Taylor.

⁷ That effort involved sinking at least 400,000 tons of stone! The Rocks are three miles long and measure from 90-120 ft wide at the base, thinning out to 30 feet wide at water level. Jackson, Sandy, Closing of New Inlet, Federal Point Historical Society Newsletter, November, 1995.



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BHI Conservancy's Sea Turtle Season Reminders

By Paul Hillbrand, Sea Turtle Biologist

Our beloved summer residents are making their way back home.

That's right, loggerhead sea turtles are migrating towards Bald Head Island for nesting season! Are you as excited as we are? This year marks Bald Head Island Conservancy's 42nd year of discovering, learning about, conserving, and protecting the loggerhead population that calls BHI their summer home. Like many Island residents, our loggerheads are "part-time" Islanders, as nesting season is May 1–November 15. As we begin the 2025 nesting season, the Conservancy reminds everyone to be mindful of the beach and its inhabitants.


Please remember:

- To call our **Wildlife Response Hotline** if you see a nesting female, hatchling or injured sea turtle.
 - 910-457-0089, ext. 5
- Only **RED light** is allowed on BHI beaches & exterior lighting must be amber to red and baffled.
 - **In accordance with BHI Ordinance, Section 10-82 – 86.**
 - The recent beach renourishment has widened South Beach, meaning more house lights will project onto the beach. Please turn off unnecessary lights and close blinds or curtains.
 - Stop by Turtle Central to purchase a **RED** flashlight or headlamp!

- To not disturb nesting sea turtles or hatchlings.
 - If you observe either a nesting sea turtle or hatchling, turn off all lights (even **RED**), keep quiet, watch at a respectable distance, and enjoy the amazing moment!
- Beach equipment must be removed from the beach between the hours of 9:00pm–8:00am.
 - **In accordance with BHI Ordinance, Section 10-164 – 166.**
- All dogs on the beach must be leashed from sunset to sunrise from May 1–November 15.
 - **In accordance with BHI Ordinance, Section 4-520 – 521.**
- To completely fill in **ALL** holes and flatten sand structures on the beach.
 - Holes can trap sea turtles and are a safety hazard for humans.

You play a vital role in the conservation of our sea turtles. The Conservancy's Sea Turtle Protection Team looks forward to seeing everyone on the beach this summer! Every small effort helps. Thank you for doing your part to make Bald Head Island a safe haven for sea turtles and other wildlife!

Want to do more? Visit bhic.org to get involved!

Follow our social media accounts to stay up to date on the 2025 nesting season! @bhiconservancy on Facebook & Instagram. 



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••• Continued from page 5 (Hurricane Season is Almost Here, Make Sure You are Ready!)

summer and it's one of the most popular ways to cook food. A grill placed too close to anything that can burn is a fire hazard. Hot grills can also cause burn injuries. Medical and fire emergencies are two things we all want to avoid on Bald Head Island.

The Village's Fire Prevention Ordinance (Section 12-53) states that the following fires are allowed:

Cooking fires contained within a commercially available, solid-fuel burning, portable, outdoor cooking appliance, but only to the extent that such portable appliance shall be located at least ten (10) feet from any structure and within twenty-five (25) feet of a permanent water source connected to a hose that is able to reach the location of the appliance, and shall not be located upon any wood or composite deck or balcony attached to such structure or underneath any roofed structure, including any porch, awning, or balcony overhang of a structure.

Following the Village's ordinance will reduce fire emergencies and property damage caused by grills and ensures that Islanders can quickly respond to any mishaps that may occur when grilling out. Violating this ordinance could result in a \$500 fine.

Here are a few grilling tips from the National Fire Prevention Association (NFPA):

- Propane and charcoal BBQ grills should only be used outdoors.
- The grill should be placed well away from the home,

Grilling Safety Tips



deck railings and out from under eaves and overhanging branches.

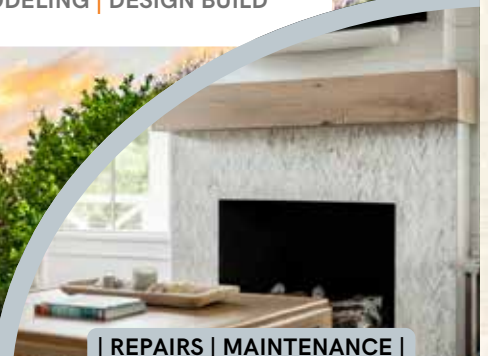
- Keep children and pets at least three feet away from the grill area.
- Keep your grill clean by removing grease or fat buildup from the grills and in trays below the grill.
- Never leave your grill unattended.
- Always make sure your gas grill lid is open before lighting it.

Check out the Village of Bald Head Island YouTube channel for a short grilling safety video. (See accompanying QR code).



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Village Chapel of BHI Updates

By Mary Mears, Village Chapel of BHI Board President

Look for these 2025 activities at the Village Chapel of Bald Head Island as we approach our busy summer season.

We transition back to **two** Sunday services from Memorial Day weekend, **May 25th**, through Labor Day weekend, **August 31st**. And take note, **these summer services**

will occur at 8:30am and 10:00am. The 8:30 service will feature traditional music provided by our Music Director and Organist Cindy Sellers and our Choir. The 10:00am service will feature contemporary music selections. We hope to see you at one of these services!

In partnership with the Old Baldy Foundation, the Chapel will host a Memorial Day event on **Monday, May 26th, at 11:00am.** The keynote speaker is retired US Navy Captain Terry Bragg, former executive director of the USS North Carolina Battleship Memorial. Please plan to join us at this special event.

Many of you may know that it has also been one of our goals this year to expand our Outreach. Having just finished yet another successful effort in April 2025 to support Samara's Village, our Outreach Committee has selected our

May 18th worship service to collect funds for Paws Pantry. Paws-Ability is an all-volunteer 501(c)3 organization based in Brunswick County which supports the Paws Pantry. This organization collects and distributes pet food to the Brunswick Family Assistance Food Pantry, the Southport Oak Island Interchurch Fellowship (SOICF), and on Brunswick County Meals on Wheels (MOW) routes, thus ensuring that clients will not have to share their own food with their pets or surrender their pets to shelters. Our plan is to have Elizabeth Miller from this organization provide a brief description of these efforts. God loves all his creatures, great and small! Please consider making a donation to this organization at our May 18, 2025 service.

In June, we'll again be collecting funds to distribute to StreetReach. A public event is scheduled for June 19th, however, Donna Phelps will provide our worshippers with more insight into this worthwhile program during our worship services on June 15, 2025. Please help us to support this organization by attending these events!

Check the Chapel's Facebook page (www.facebook.com/VillageChapelofBaldHeadIsland) for more specific details as these dates draw near! 🌿



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Better Signal, Better Service: The New Cell Tower is Here!


by Mark Prak

For over a year now, our Village Manager, Chris McCall has been patiently working to improve cell phone service on the Island for those who use Verizon or Spectrum. (Spectrum's cell service is distributed over Verizon's network.)

The erection of a new taller cell tower behind the Market resulted in improved cell reception for many Islanders, but not for those who use Verizon or Spectrum as their provider. Verizon was, apparently, for a period of time, unwilling to move its antennas higher up on the tower due to the expense involved.

Chris McCall deserves a shout out for his patient work cajoling Verizon's Wilmington Office to include raising the height of its antenna and transmission equipment on Bald Head Island. Earlier this year, Verizon made the necessary improvements. Customers of Verizon and Spectrum have reported an additional bar or two of improved signal coverage.

Hoo-Ray and Hoo-Rah!

Thanks to Chris McCall for his patient and successful effort to persuade our friends at Verizon to make this improvement. And, of course, many thanks to Verizon as well. 



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Save the Date!

Spring Picnic

Monday, May 19
6:00pm
Village Commons
in Cape Fear Station

Join in a community celebration!
Bring chairs or a blanket
and a picnic supper for your family.
Enjoy games, music, and camaraderie.

Rain Venue: Bald Head Association Center



Bald Head Association ~ "The voice for BHI property owners"

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BHA's Education & Recreation (ER) Committee

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BHA Pot Luck Dinners

The March Potluck, held at the BHA Building, not only included outstanding food and fellowship but residents were treated to updates to our Public Safety Department by Chief Josh Gibson and Deputy Chief Philip Horne.

Did you know?.....

- BHI Public Safety Officers are Tri-trained (medical, fire and police). Working now to have officers focus on either police or fire and medical services. There are two deputy chiefs one for Police and one for Fire/EMS.
- There are SIX on duty at any time and THREE of them are paramedics.
- There is a difference between EMTs and Paramedics. Paramedics undergo more extensive training and are qualified to perform more advanced medical procedures and provide advanced life support, while EMTs focus on basic life support.
- Child care seats are NOT required for golf carts.
- You MUST have a valid driver's license to operate a golf cart.
- Citizens should NOT confront violators but report them.
- Call 911 to report violations AS SOON AS POSSIBLE. Give location, description of driver, cart, and as much information as you can of the incident.
- Apple tags are an excellent resource to assist in locating lost golf carts.



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Howl at the Moon: A Night Under the Stars

By Anne Berry

One unique Bald Head Island tradition is the monthly “Howl at the Moon” celebration on East Beach, access 39. Every full moon, winter and summer without fail, Claude Pope and the Maritime Market put on this event. Other Island businesses sign up to sponsor the monthly event.

The Market’s Chef will always bring a vat of delicious soup and participants are asked to bring an appetizer to share. Participants also bring their beach chairs and coolers loaded with their favorite beverages. Tables are set up on the beach for the appetizers to be placed, along with the soup, and a large beach party ensues.

A special treat of the night occurs as “Peter the Piper” comes over the dunes with his bagpipes, playing ancient melodies as the beautiful full moon rises from the ocean. When the moon appears, the crowd “Howls”! It truly is a unique event enjoyed by people of all ages (and plenty of dogs). If you are on the Island the night of a full moon, you need to experience it! 🌕



Mark Bond.



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Tips for Creating a Vacation Rental on Bald Head Island, That Guests Will Love to Return To

By Elisa Roels, iTrip NC Beaches

Bald Head Island is a coastal gem known for its pristine beaches, lush maritime forests, and peaceful atmosphere. Creating a vacation rental that stands out and entices guests to return requires thoughtful design, local charm, and an understanding of the unique island vibe. Here are essential tips for crafting a memorable and inviting rental experience.

1. Embrace the Island Aesthetic

Guests come to Bald Head Island to unwind and connect with nature. Reflect the island's charm by incorporating coastal-inspired décor with natural textures like wood, rattan, and linen. Use a color palette of soft blues, sandy neutrals, and oceanic greens to evoke a serene atmosphere. Local art and photography can add authenticity and character to the space.

2. Prioritize Comfort and Functionality

Invest in high-quality, comfortable furnishings that are both stylish and practical. Choose durable fabrics and materials suitable for a coastal environment. Ensure that bedrooms have premium linens, blackout curtains, and ample storage. In living areas, provide cozy seating and throw blankets for relaxed evenings.

3. Create Inviting Outdoor Spaces

Outdoor living is a highlight of any Bald Head Island experience. Design outdoor areas with comfortable seating, hammocks, and dining spaces.

A screened porch is perfect for enjoying sunsets without the bother of insects. Consider providing beach essentials like chairs, umbrellas, and even bicycles for easy island exploration.

4. Stock the Home with Essentials and Extras

Thoughtful amenities make a big impression. Stock the kitchen with quality cookware, utensils, and basic pantry items like spices and coffee. Bathrooms should be equipped with plush towels, toiletries, and hairdryers. Extras like books, games, and a welcome basket with local treats can add a special touch.



Continued on page 15

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- Vincent, Owner, Bald Head Island

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••• Continued from page 14 (Tips for Creating a Vacation Rental on Bald Head Island, That Guests Will Love to Return To)

5. Highlight Local Experiences

Provide guests with information about local attractions, dining spots, and activities unique to Bald Head Island. Create a guidebook with recommendations for kayaking routes, nature trails, and nearby historical sites. Collaborate with local businesses to offer exclusive discounts or experiences for your guests.

6. Ensure Impeccable Cleanliness and Maintenance

A sparkling clean and well-maintained home is non-negotiable. Schedule regular deep cleans and maintenance checks to address wear and tear. Respond promptly to guest inquiries and feedback, ensuring that any issues are resolved quickly and professionally.

7. Focus on Personalized Service

Little gestures can leave a lasting impression. Personalized welcome notes, seasonal decorations, or customized itineraries can make guests feel valued. Encourage feedback and use it to continuously improve the experience.

8. Capture Stunning Photos


High-quality, professional photos are essential for showcasing your rental's best features. Highlight both indoor and outdoor spaces, emphasizing the natural beauty surrounding the property. Consider including drone shots for a unique perspective.


9. Build a Strong Online Presence

Maintain an updated and engaging online profile. Share guest testimonials, seasonal promotions, and local insights. Consider creating a dedicated website or social media pages to build a loyal community and encourage repeat bookings.

10. Consider Hiring a Property Manager

A dedicated property manager can ensure the guest experience is seamless and enjoyable. They can assist with all key aspects of the rental, from ensuring the home is impeccably clean and stocked with essentials to managing personalized services and local experiences. If issues arise, such as golf cart malfunctions, HVAC problems, or other maintenance concerns, having a local manager means these can be handled promptly. Additionally, if guests are missing essential items or have special requests, a property manager can assist quickly to ensure a smooth stay. This level of attentive service enhances the overall experience and encourages repeat visits.

Creating a vacation rental on Bald Head Island that guests will want to return to requires attention to detail, a deep appreciation for the local environment, and a commitment to excellent service. By fostering comfort, authenticity, and memorable experiences, you can ensure that your rental becomes a beloved retreat for visitors seeking the unique charm of this coastal paradise. 



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TIDBIT:

BHI Loves Dogs, But ...

BHI is a wonderland for dogs. But please keep these rules in mind and inform your guests and renters, especially as a courtesy to others.

Per Village Ordinance, Dogs must be "physically restrained by a leash" during turtle nesting and hatching season (May 1 through November 15) from sunset to sunrise. If your dog(s) do any digging on BHI beaches, remember to fill in any holes so that nesting sea turtles and hatchlings are not impeded on their journeys. BHI beaches are also nesting areas for shorebirds such as Least Tern, Wilson's Plover and Kildeer. Open nests with and without eggs must remain undisturbed. Observe and obey all signs and keep dogs leashed to prevent damaging the nests.

At all other times, dogs must be leashed or restrained by voice **command on all areas of BHI. Dog waste must be picked up EVERYWHERE.** Dog waste bags are available at the Dog Park, beach accesses and other areas around Bald Head Island. Use them! If a dog waste dispenser is empty, you can notify the Village of BHI with a simple online request at www.VillageBHI.org. Click on "Resident Services," then "Services," then "Citizen Service Request."

SAFETY REMINDER: BHI has coyotes and alligators that roam freely. Keep dog food and dog treats indoors so they are not attracted to a food source. It is recommended to keep dogs leashed at all times for safety.

Porch Island Treasures

Saturday, June 14, 2025

9:00am ~ 1:00 pm



Do you have treasures to sell or give away?

If so sign up using the QR Code below by **June 4th**.



If you are not going to be on the island but have some items to sell, consider giving them to a neighbor or friend to sell or give away for you.

In search of treasures....
A list of participating homes with an online map will be posted in the Compass, social network sites and on the BHA website.

For questions, contact Anne Berry at anneberry56@gmail.com

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Why Upholding Community Standards Matters on Bald Head Island

We all love calling Bald Head Island home, and one of the big reasons we enjoy living here is because of the sense of community and the beautiful surroundings. A big part of keeping the Island special is ensuring we all stick to community-wide standards. Here are a few reasons why these guidelines are so important for all of us:

1. Keeping Property Values Up

When everyone follows the same standards for things like landscaping and home maintenance, it helps keep the neighborhood looking sharp. This consistency boosts property values and prevents a few neglected homes from lowering the appeal of the entire area.

2. Creating a Sense of Order

Having clear expectations about what's allowed helps avoid conflicts between neighbors. When we're all on the same page, it creates a sense of unity and makes the Island a more peaceful, friendly place to live.

3. Making Sure We're Safe

Some standards focus on safety—things like proper lighting, secure fences, and how we use common areas. These rules help prevent hazards and keep everyone safe, which is always a priority.


4. Making the Island Beautiful

Whether it's the way we maintain our lawns or the colors we paint our homes, uniformity helps keep Bald Head Island looking its best. Not only does this make our neighborhood

more enjoyable to live in, but it also attracts new buyers, helping keep the demand for homes high.

5. Fairness for Everyone

Having standardized rules ensures that no one homeowner's choices negatively affect the others. Whether it's a recreational equipment on the lawn, a commercial vehicle in the driveway, or running a business out of a house, these standards help make sure everyone is treated equally and fairly.

In the end, following community-wide standards helps maintain Bald Head Island's beauty, safety, and harmony. It's a simple way to ensure that our Island stays a wonderful place to live for everyone, now and in the future. 

BHA staff will be making regular evaluations of the neighborhoods in order to identify properties in need of maintenance to comply with the Community Wide Standards. Scan the QR code for Schedule.

The neighborhoods covered in June are:
NBHW from LiveOak to Muscadine and all the north and south roads that connect to it, plus Spanish Needles Ct and Gray Fox Ct.



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••• Continued from page 1 (Storm Damaged Trees? Here's What to do Next)

If Affected Trees Are NOT On Your Property:

1. BHA Common Area:

- If trees are located on BHA Common Areas (like the area between your lot and the golf course), and require trimming or removal, **BHA will facilitate the work.**
- Send any requests to trees@baldheadassociation.com.

2. BHA-Managed Drip-Line Communities:

- In communities such as Keeper's Landing, Sumner's Crescent, and Surfman's Walk, BHA owns the land outside your roof's drip line. All landscaping work, including tree trimming, is managed by Pam Rainey. Contact her at 910-457-4676, ext. 24 or trees@baldheadassociation.com.

3. Owner-Initiated Work in BHA Common Area:

- Any tree work done by owners within BHA

Common Areas or BHA-managed communities without proper approval will **result in fines.**

4. Sub-Association Communities:

- If trees are in communities managed by sub-associations, such as Flora's Bluff, The Hammocks, or The Villas, contact the **sub-association president** for guidance. Visit www.baldheadassociation.com/about-bha and select "Dues & Taxes" to find a list of sub-association contacts.


Contact Information:

• Bald Head Association

Phone: 910-457-4676

Address: 111 Lighthouse Wynd, Bald Head Island

Website: www.BaldHeadAssociation.com

Stay safe and informed as you assess and care for the trees on your property after the storm! 

Please Share BHI Roads With Us!

Driving slowly can help reduce the number of wildlife creatures getting hit. The speed limit on BHI is 18 mph unless otherwise posted. Pass it along!



BHA — Contributing Articles and Photos

The *Island Report* is your source for BHA news and information. Help make it the best it can be by sending your article ideas and/or photos to kim@baldheadassociation.com.

All articles are subject to the approval of the Association's Executive Director who reserves the right to approve the Communication Manager's edits on content or to refuse an article in its entirety that does not promote the interests of the Association. The *Island Report* is a private newsletter that reports on "such matters as the Board determines affects the welfare of its members."

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May 2025:

ARC-A Meeting	5/2/2025	9:30am
Mortimer Men's Fellowship Group	5/5/2025 and 5/19/2025	8:30am
Cinco de Mayo	5/5/2025	
Harbour ARC Review Meeting	5/8/2025	10am
Mother's Day	5/11/2025	
ARC-B Meeting	5/16/2025	9:30am
Village Council Meeting	5/16/2025	10am
Picnic in the Park — Cape Fear Station	5/19/2025	6pm
BHA Board Meeting	5/23/2025	9:30am
Howl at the Moon — "Flower Moon"	5/23/2025	7pm
Smith Island Art League Exhibition	5/24/2025- 5/25/2025	10am
Memorial Day (BHA Offices Closed)	5/26/2025	
Village Chapel Memorial Day Service	5/26/2025	11am

June 2025:

ARC-A Meeting	6/6/2025	9:30am
Gala in White	6/7/2025	
Howl at the Moon — "Strawberry Moon"	6/10/2025	7pm
Harbour ARC Review Meeting	6/12/2025	10am
Porch Island Treasures	6/14/2025	9am
Father's Day	6/15/2025	
Community Wide Standards Meeting	6/17/2025	11am
Juneteenth Holiday (BHA Offices Closed)	6/19/2025	
ARC-B Meeting	6/20/2025	9:30am
Village Council Meeting	6/20/2025	10am
OBF — NC Treasures Weekend	6/19/2025-6/21/2025	
BHA Board Meeting	6/27/2025	8:30am
Public Safety Day	6/27/2025	

Around the Corner in 2025:

ARC-A Meeting	7/3/2025	9:30am
Independence Day (BHA Offices Closed)	7/4/2025	
BHI Artisan's Show & Sale	7/5/2025	10am
Harbour ARC Review Meeting	7/10/2025	10am
Howl at the Moon — "Buck Moon"	7/10/2025	7pm
Art Show at the Marsh Harbour Inn	7/11/2025	10am
Smith Island Art League Exhibition	7/12/2025	10am
Community Wide Standards Meeting	7/15/2025	11am
ARC-B Meeting	7/18/2025	9:30am
Village Council Meeting	7/18/2025	10am
BHA Board Meeting	7/25/2025	8:30am
Pirate Invasion	8/1/2025-8/3/2025	

Ongoing:

Village Chapel Services: (Sundays, Memorial Day Weekend through Labor Day Weekend)	Traditional Service	8:30am
	Contemporary Service	10am
Yoga Classes:	Mondays & Wednesdays	11:15am



Bald Head Association

111 Lighthouse Wynd

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www.BaldHeadAssociation.com

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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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