

SALT & OAKS

WHERE COAST MEETS CANOPY



SEPTEMBER/OCTOBER FIRST EDITION 2025

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IN THIS ISSUE

LIVE

**Planting Roots, Growing Community:
Operation Re-Forest Is Back** 5
BHA Resource Conservation
and Beautification Committee

**Chapel News: New Leadership,
Expanded Outreach** 6
Village Chapel of BHI

Island-Wide Litter Sweep 7
BHA Resource Conservation and
Beautification Committee

PLAY

BHI Life in Focus 11

**Island Locals Take Top Honors at State
Croquet Championship** 12

**Community Pushes in New Era of
Fire Safety** 13

**Cast Your Line in the 1st BHI Annual Surf
Fishing Tournament** 13

LEARN

**The Formative Years: How BHI
Found Its Footing** 17
Old Baldy Foundation

**Bald Head Island Salt Marsh Health and
Long-Term Response to Sea Level Rise** 18
BHI Conservancy

Thinking of Selling Your House? 20
Architectural Review Committee

**A Functioning Monitored Smoke
Detection System is Essential on BHI** 21
Village of Bald Head Island

CULTURE

**Orange Wine 101:
A Perfect Pairing for Fall Flavors** 25
Jordyn Matthews, Bald Head Bottle

**Fresh Fun this Fall with
Education & Recreation:** 25
BHA Education and Recreation Committee

LEADERSHIP

**Summer Reflections and Island
Connections** 27
BHA President's Letter

**Spotlight on the Nominating Committee:
Shaping BHA's Future Leadership** 28
BHA Nominating Committee

**Where Every Season Brings New
Purpose** 28
Project Longevity

PARTNERS

**Choosing the Right Property Manager
on Bald Head Island** 30
Tiffany Williams,
Tiffany's Beach Properties

Community Sponsors 31



EDITOR'S NOTE

Doug Jones, BHA Executive Director

As the tides turn with each passing season, so too does our community evolve. For many years, *The Island Report* has been a reliable anchor, delivering news and updates that have kept us all connected. We honor its past and its service to our Island. Now, we are embarking on a new chapter, one that is as fresh and dynamic as the Bald Head Island lifestyle itself.

Our new *Salt & Oaks* newsletter embraces our Island's heritage from the legendary days of Blackbeard to the annual Turtle Walks of today. The new design is a reflection of our collective Island spirit—vibrant, natural, and dedicated to community while presenting a more cohesive, comprehensive and lifestyle focused experience. Our mission is to capture the essence of life on Bald Head Island, from its pristine beaches to its lush maritime forests, all in one publication. The Bald Head Association is embracing partnerships

with our fellow Island leaders—including Bald Head Island Limited, the Old Baldy Foundation, the BHI Conservancy, the Village, our Clubs and our Island commercial partners. This collaboration will enable our newsletter to provide you with a holistic view of the initiatives, events, and stories that shape our shared home. This endeavor would also not be possible without the contributions of property owners, from the very impressive photography contributors to the story telling of our veteran residents.

We invite you to explore this new presentation with us. My hope is that it will not only keep you informed but also inspire a deeper connection to the Island we all cherish. I also want to take this moment to thank you all for allowing me to join such a wonderful community and I look forward to contributing to the Island's promising future, while continuing to learn more about its esteemed past.

PHOTO BY
KIMBERLY BANDERA

Managing Editor

Doug Jones
BHA Executive Director

Production Manager, Copy Editor, Writer, Photographer, and Ad Sales

Kimberly Bandera
BHA Communications Manager

Bald Head Association Board of Directors

Christine Osborne, President
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Paul Carey, Secretary/Treasurer
Derek Crump
Betty Robinson
Steve Smalley

Contributors:

BHI Conservancy
Old Baldy Foundation
Village Chapel of BHI
Village of BHI
Jordyn Matthews
Tiffany Williams

Community Members

Anne Berry
Cynthia Chan
Larry Gittleman
Myra Herrle
Elisa Kennemer
Jim Nichols
Betsi Stephen
Maddy Vaickus
Zeb Starnes Photography

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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 *Salt & Oaks* 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.



LIVE

PLANTING ROOTS, GROWING COMMUNITY: OPERATION RE-FOREST IS BACK



Operation Re-Forest is back by popular demand! The best time for planting is the fall, and preparations are in motion. We will again be delivering live oaks, yaupon hollies and wax myrtles to the Island. This year's planting day

will be in mid-November, so if you'd like to obtain trees in conjunction with this operation, stay tuned for more updates about ordering. **The window for ordering will close at the end of October**, so don't get left out on this cost-efficient opportunity. Details will be provided in upcoming *Compass* email bulletins. If you haven't signed up for *BHA's Compass*, don't miss out! A signup link is on our homepage at www.BaldHeadAssociation.com.

BHA began this operation in 2019 to help mitigate Bald Head Island's tree losses from previous storms, such as Hurricane Florence in 2018. BHA orders trees and brings them to Bald Head Island for planting on BHA Common Area.

BHA encourages property owners to participate in "Operation Re-Forest" in one of four ways:

- Take advantage of BHA's bulk order cost and island delivery to plant trees on your own lot.
- Plant trees as part of your tree mitigation with the Architectural Review Committee (ARC).
- Plant a tree on your own lot to honor a loved one.
- Purchase a live oak tree in honor of a loved one to be planted on BHA Common Area.

Online "Operation Re-Forest" Map/List

Check out the Operation Re-Forest map and list of honorees on BHA's website at www.BaldHeadAssociation.com/re-forest.

Thank You!

BHA is grateful for the support of its Resource Conservation and Beautification (RCB) Committee volunteers for making this operation a success. We also thank volunteer Tree Keepers, who check on and water newly planted trees their first year.

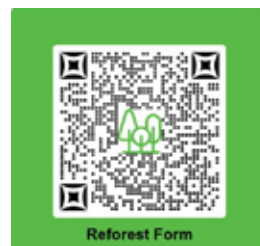


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KIMBERLY BANDERA



PHOTO BY
JIM NICHOLS

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on our website!



BHA Resource Conservation and Beautification Committee

CHAPEL NEWS: NEW LEADERSHIP, EXPANDED OUTREACH

The Chapel is excited to welcome Jennifer Mearing as its new Office Manager. In this capacity, she will support the Board of Trustees in designing, implementing, evaluating, and maintaining office processes and procedures, all with the aim of enhancing the organization's efficiency and productivity. With more than 25 years' experience with computers, Jennifer will also spearhead the upgrade of operations to meet 2025 technology standards and work to expand the Chapel's marketing presence both on Bald Head Island and beyond.

Contact Jennifer at manager@villagechapelofbhi.org or 910-457-1183.

Seeds of Grace and Growth on the Island

Chaplain Ken Chester has quickly become a cherished presence on the Island, actively participating in both local and off-island ministry. His commitment to spiritual care and community involvement has fostered strong, meaningful connections.

Highlights from the past few months include blessing and praying over the new fire truck acquired by Public Safety in July, visiting patients at Doshier Hospital, attending funeral services, leading prayer with SummerLife, offering prayer and support to island employees, and leading devotional prayers for Public Safety staff.

If you would like to speak with him directly, he may be reached by calling (336) 314-9368 or emailing him at kchesterp1@gmail.com.

Chapel Outreach in Action

The Chapel's Outreach program continues to grow, offering a variety of opportunities for the BHI community to give back and get involved. Current initiatives include a Bible collection for prisoners, seasonal Angel Tree donations, and Thanksgiving card-making and food drives in partnership with local organizations.



JUNE'S USED BIKE COLLECTION VOLUNTEERS

One of the most impactful efforts has been the ongoing collection of used bikes with 156 bikes gathered so far to be refurbished and gifted to children in need during the holiday season. Islanders are encouraged to continue donating bikes near the recycling area.

From nourishing local families to spreading hope through heartfelt cards, the Chapel's Outreach initiatives reflect the Island's spirit of generosity and compassion.



ISLAND-WIDE FALL LITTER SWEEP

Are you tired of driving by the same carelessly discarded Bud Light cans every day on the way to the beach? How about that package of Dude Wipes that fell off someone's cart on the way from the market? Or the empty Amazon box that didn't make it to the recycling center? Here is your opportunity to rectify those situations.

The Resource Conservation and Beautification (RCB) Committee will be sponsoring the island-wide fall Litter Sweep on Saturday, October 25 from 10:00am-noon. Meet in front of Room Service (4 Maritime Way) to claim an area you would like to beautify. Gloves, grabbers, trash bags, snacks, and water will be provided. Certification can be provided for students needing community service hours. BHI Halloween festivities do not begin until 1PM that day, so you will have plenty of time to pick up some trash and still get some treats!



PHOTO BY
JIM NICHOLS

For questions, contact Jim Nichols at jimsnichols@gmail.com. If you can't wait until October 25, you will earn bonus points and our gratitude for picking up and disposing of those unsightly items at your convenience. Thanks in advance for your help.

**BHA RESOURCE CONSERVATION
AND BEAUTIFICATION COMMITTEE
(RCB)**



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PLAY

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KIMBERLY BANDERA

BHI LIFE IN FOCUS

Share Your Island Moments!

Bald Head Island is a photographer's paradise—from sun-drenched dunes and shifting tides to mossy maritime forests and the iconic Old Baldy. Whether you're snapping shots with a smartphone or using a professional-grade camera, we'd love to feature your unique perspective in an upcoming issue!

Here are a few tips from BHA member Larry Gittleman to help you capture stunning images:

- **Explore Variety:** Photograph the beach, marshes, dunes, forest, or village—each offers a different mood and texture.
- **Chase the Light:** Try shooting:
 - o 10 minutes before sunrise over the marsh
 - o Just before sunset on the beach for soft, warm tones
 - o High tide for water reflections
- **Use Foreground Elements:** A shell, driftwood, or boat can add depth and interest.

- **Frame Creatively:** Use the *rule of thirds*—keep your subject slightly off-center.
- **Try Different Angles:** Hold your camera low for a dramatic look up, or shoot from above looking down.
- **Use a Tripod:** Great for steady shots, long exposures, and night photography.
- **Enable Grid Lines:** Helpful for leveling and composing your frame.
- **Experiment:** Take multiple angles and crop in post to find the perfect composition.

Ready to share your photos?

If you email a photo from your smart phone, select the largest photo file size available to send. Ideally the file size should be around 2mb, otherwise the photo may not have sufficient resolution to print well, although a 1mb may be suitable for an interior page of the newsletter, a 5mb photo may end up on the cover! Note that most smartphone default settings are 2x3 inches in size and 72 DPI, which generates only a 90 kb file size, ideal for social media but insufficient for printing. Email photos to Kim@BaldHeadAssociation.com.



PHOTO BY
ELISA KENNEMER



PHOTO BY
CYNTHIA CHAN



BHI CROQUET TEAM

ISLAND LOCALS TAKE TOP HONORS AT STATE CROQUET CHAMPIONSHIP

BHI Croquet Club Brings Home the Mack Penwell Trophy

It wasn't just a weekend of friendly competition, it was a celebration of Bald Head Island talent and teamwork at the 2025 North Carolina Club Teams Croquet Tournament in Linville, NC. Fourteen croquet clubs from across the state competed, but it was our very own BHI Croquet Club that came out on top.

Six BHI teams participated in the tournament: Bal & Lillian Carter, John & Kim Gottshall, Patti & Mike Malpass, Dick Johnston & Susie Parker, Mike Watson & Betty Robinson, and Jeff & Eileen Soo.

Each match played contributed to BHI's overall score, and our players delivered. The Championship Flight was won by Jeff & Eileen Soo, our BHI Croquet Directors, and

strong showings in the First and Second Flights helped secure the overall victory. Thanks to the collective efforts of these neighbors and friends, the BHI Croquet Club earned the highest point total and was awarded the prestigious Mack Penwell Trophy.

What makes this achievement even more special? Every one of these competitors first picked up a mallet *right here on Bald Head Island*. They're not lifelong pros; they're property owners and residents who discovered a new passion on our own croquet lawns.


If you've ever been curious about croquet, now's the perfect time to stop by the courts and give it a try. You might just be the next state champion waiting to happen!

COMMUNITY PUSHES IN NEW ERA OF FIRE SAFETY

The Bald Head Island community turned out in force to celebrate the arrival of the new ladder and pumper trucks during the “Push In” Ceremony, a fire service tradition dating back to the 1800s. Chief Josh Gibson praised the close-knit island for its generosity, noting that community contributions, especially from the Public Service Auxiliary and events like the 2021 fundraiser, made the purchase of these life-saving vehicles possible. He emphasized that the trucks are more than tools; they’re symbols of shared commitment to safety and service. Lieutenant Steve Barger detailed the meticulous process of customizing the apparatus to meet the department’s needs, and Chaplain Ken Chester blessed the trucks before Islanders and volunteers joined in pushing them into the bays. The celebration continued with tours of the equipment and refreshments provided by the Auxiliary. Thanks to everyone who made this possible!



PHOTO BY
KIMBERLY BANDERA



www.bhisurffishing.com

CAST YOUR LINE IN THE 1ST BHI ANNUAL SURF FISHING TOURNAMENT

Grab your rods and join neighbors for the 1st Annual BHI Surf Fishing Tournament brought to you by The Craftsmen Group. Enjoy a day of friendly competition, great catches, and community fun to benefit Wilmington nonprofit Kids Making It! Anglers will vie for cash payouts in five spots for five different species: trout (gray and speckled), bluefish, black drum, pompano, and sea mullet. Plus, don't miss the exciting Redfish TWT division for an extra challenge.

Entry is \$75, and the event promises a great time for the whole family whether you're reeling in a prize fish or cheering from the shore.

AROUND THE ISLAND

CALENDAR OF EVENTS

September 2025:

Labor Day (BHA Offices Closed)	9/1/2025	
Village Chapel (Giving Sunday)	9/1/2025-9/30/2025	
ARC-A Meeting	9/5/2025	9:30am
Howl at the Moon — "Harvest Moon"	9/7/2025	6pm
Kickoff to Fall Tailgate (Marina Park)	9/8/2025	6pm
ARC-B Meeting	9/19/2025	9:30am
Village Council Meeting	9/19/2025	10am
Project Longevity	9/23/2025	1:30pm
BHA Board Meeting	9/26/2025	8:30am

October 2025:

King Mackerel - US Open	10/2/2025-10/4/2025	
ARC-A Meeting	10/3/2025	9:30am
Howl at the Moon — "Blood Moon"	10/7/2025	5:30pm
BHI Surf Fishing Tournament	10/10/2025	
Community Potluck Dinner	10/13/2025	6pm
Project Longevity	10/14/2025	1:30pm
Angel Tree — Village Chapel Initiative	10/15/2025	10am
ARC-B Meeting	10/17/2025	9:30am
Village Council Meeting	10/17/2025	10am
Village Chapel Board Meeting	10/19/2025	
BHA Board Meeting	10/24/2025	8:30am
Trick or Treating on the Island	10/25/2025	1pm
Project Longevity	10/28/2025	1:30pm

Around the Corner in 2025:

Thanksgiving Food Drive	11/1/2025-11/21/2025	
Village Chapel Thanksgiving Card Project	11/2/2025	12pm
Election Day	11/4/2025	6:30am
Howl at the Moon — "Frost Moon"	11/5/2025	4pm
ARC-A Meeting	11/7/2025	9:30am
Village Chapel (Giving Sunday — Food Drive)	11/9/2025	
Project Longevity	11/10/2025	1:30pm
Community Potluck Dinner	11/10/2025	6pm
Veteran's Day	11/11/2025	
BHA Board Meeting	11/20/2025	8:30am
ARC-B Meeting	11/21/2025	9:30am
Village Council Meeting	11/21/2025	10am
Santa Paws	11/26/2025	10am
Thanksgiving (BHA Offices Closed)	11/27/2025-11/28/2025	
Village Chapel of BHI Thanksgiving Service	11/27/2025	9am
BHA Board Meeting	11/28/2025	8:30am
Smith Island Art League Exhibition	11/28-29/2025	10am

Ongoing:

Village Chapel Services:	(Traditional Service) Sundays	8:30am
	(Contemporary Service) Sundays through mid-October	10am
Mortimer Men's Fellowship	Mondays	8:30am
Knitting Group:	Wednesdays	9:30am



COMMUNITY POTLUCK DINNER
PHOTO BY BHA EDUCATION & RECREATION COMMITTEE



U.S. OPEN KING MACKEREL TOURNAMENT
PHOTO BY ZEB STARNES PHOTOGRAPHY



HOWL AT THE MOON
PHOTO COURTESY OF ANNE BERRY



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PHOTO BY
KIMBERLY BANDERA

THE FORMATIVE YEARS: HOW BHI FOUND ITS FOOTING

When I began at the OBF, I was slightly concerned that I would not connect with the story of the development of Bald Head enough that I was satisfied I was doing “good history.”

Unsurprisingly, I realized my mistake once I really dove in. There is a neat collection of visionaries whose combination of optimism, strong leadership, and stubbornness, led to BHI as we love it today. If you are interested in the “formative years” during the 70s and 80s here on BHI then join me as I attempt to trace those efforts for this edition’s OBF article.

The Carolina Cape Fear Corporation (CCFC) purchased the majority of the Smith Island Complex from Frank Sherrill in 1970.¹ Two real estate developers from Myrtle Beach, Leamon Todd and Delbert Boling, teamed with the former NC Secretary of Commerce, William Henderson, to attempt developing Bald Head. They purchased the land in the wake of the 1970 National Environment Policy Act (NEPA).² The CCFC was not only aware of the requirement to preserve the nature, but seemingly excited to feature it



LCM-6 - DEPARTMENT OF DEFENSE WAS A NAVAL LANDING CRAFT USED EXTENSIVELY IN VIETNAM. PHOTO COURTESY OF OLD BALDY FOUNDATION

to attract visitors. Nonetheless, the CCFC still faced a host of obstacles to see the development through.

The first obstacle was getting onto the Island. The US Corps of Engineers denied and tore up the original marina permit. Unperturbed, the CCFC then built a floating dock. The outcry of unlawful dredging and illicit land moving activities persisted to frustrate the CCFC until 1974. Nonetheless, during this time the first houses were constructed while the golf course and eight-room inn opened.³ Those original homeowners formed the first HOA and provided considerable input into the development. Society members recalled “hogs as big as couches” and the fine line between giving one’s automobile enough speed to get through wet sand without driving off the opposite side of the barge. Herman Sellers was the original captain for the barge and credited with transforming a naval landing craft into the first passenger ferry.⁴ In 1975 political changes alleviated pressure and the marina permit (with the agreement for an environmental impact study) was issued in 1974.⁵ Unfortunately, during that process the CCFC had “run out of money” and the principal holder of the mortgage, Builders Investment Group, took over the title of the land.⁶ Operations on BHI stood still until Walter Davis entered the fray in 1979. Davis, among others, guided Bald Head into our “teenage” years of the 1980s, which you can learn about in our next article!



CAPTAIN HERMAN SELLERS ABOARD MOLLIE BELLE
PHOTO COURTESY OF OLD BALDY FOUNDATION



¹ Duffus, Kevin, *The Story of Cape Fear and Bald Head Island*, Looking Glass Productions, Cruso, NC, 2017, 212.

² <https://ceq.doe.gov/>

³ *Bald Head Newsletter*, Fall, 1972, online.

⁴ Ramsey, Harvey, *Staff Person of the Month*, State Port Pilot, Summer, 1985, Online.

⁵ *BHI Newsletter*, Winter, 1974.

⁶ Duffus, 215.

Part 1; Jake Grossman

Educator and Collections Coordinator
Old Baldy Foundation



A photograph of Gabrielle Krueger, a young woman with brown hair in a braid, wearing a light pink button-down shirt, a blue backpack, and a baseball cap with sunglasses perched on top. She is smiling and standing in a salt marsh with tall green grass. In the background, there are trees and a body of water under a clear sky. To her right, a white surveying pole with a level is visible.

TWO NEW PROJECTS AIM TO INCREASE UNDERSTANDING OF BALD HEAD ISLAND SALT MARSH HEALTH AND LONG-TERM RESPONSE TO SEA LEVEL RISE

2025-26 JOHNSTON SUSTAINABILITY FELLOW,
GABRIELLE KRUEGER
PHOTO COURTESY OF BHI CONSERVANCY

Bald Head Island Conservancy is excited to announce Gabrielle (Gabie) Krueger, from Georgia Institute of Technology as the recipient of the 2025-26 Johnston Graduate Fellowship in Coastal Sustainability. Gabie is a PhD student in the Ocean Sciences and Engineering program at Georgia Tech, advised by Dr. Joel Kostka. Her project is entitled *The role of *Spartina*-invertebrate-microbiome interactions in the resilience and restoration of salt marshes on Bald Head Island, North Carolina*. Gabie will investigate the impacts of invertebrates on key microbial processes in salt marshes of Bald Head Island (BHI) through field sampling and laboratory measurements. Along with her dissertation research, she will aid in assessing the resilience and vulnerability of BHI marshes to environmental change by assisting the Conservancy to develop protocols for measuring salt marsh health.

Along the eastern and Gulf coasts of the U.S., salt marshes are dominated by smooth cordgrass, *Spartina alterniflora* (“*Spartina*”), which serves as a foundation plant in marsh development. The resilience of *Spartina*, and, in turn, salt marshes, is supported by the plant’s adaptation to multiple stressors including a lack of oxygen, high

dissolved sulfide, and elevated salinity in the sediments. An important contributing factor to *Spartina*’s success in the marsh is its associations with other living things, such as its microbiome (microbes associated with plants) and with animals such as the ribbed mussel *Geukensia demissa* that help to alleviate some of the stresses in the marsh. Mussels form aggregations on the marsh platform and during high tide, filter feed on suspended organic matter. The processed matter is then deposited into the sediment by the mussels into the root zone of *Spartina*, where an increase in the cycling of nitrogen has been found. Thus, in addition to alleviating stress, mussel aggregations may benefit *Spartina* by concentrating nutrients or by accretion of sediments which acts to raise marsh elevation. Microbiomes in *Spartina* roots and in the surrounding sediments have the potential to aid the plants by helping make nutrients more available for uptake by the plants.

This summer, Gabie conducted fieldwork on BHI with the assistance of Conservancy staff and interns, in marsh areas with and without mussel aggregations. She collected data on elevation, plant density, density of mussels and other invertebrates, and nutrients. She also collected samples for microbial activity and community

composition to characterize the microbiome. This is the first study of its kind in North Carolina marshes, and comparisons will be made to other marshes Gabie is sampling in Georgia and South Carolina. Gabie will assist us in developing a protocol for vegetation sampling that the Conservancy can use to monitor marsh health for years to come. Our interns and techs had the opportunity to learn many state-of-the-art techniques by participating in this research.

Two of these sites sampled by Gabie this summer will be used this fall to establish Surface Elevation Tables (SETs) in a second project led by BHIC Director of Science Dr. Beth Darrow. Beth plans to establish two SETs in lower back-barrier marshes of Bald Head Island. The SETs will consist of a deeply-driven permanent marker rod, to which an arm will be added when sediment surface elevation readings are taken periodically, years into the future. The tidal marshes throughout the Cape Fear watershed are experiencing accelerating sea level rise (avg 2050 projection: 0.52 meters per year for Wilmington, NC). Estimates of rates of marsh migration or other responses to this accelerating sea level rise depend on accurate marsh accretion or erosion rates. As the shipping route to the Port of Wilmington, the Cape Fear River has experienced channel realignment, periodic channel maintenance, and significant wakes from shipping vessels that impact local erosion rates. It is important to document the marsh elevation baseline and rate of change in response to the combined stressors of sea level rise, storms, and such river management projects.

The SET locations are designed to provide data to examine response to riverine processes. SETs will be installed in areas with uniform plant community and cover, regularly flooded low marsh dominated by *Spartina*. BHI1 is located across a tidal creek from the developed west end of Bald Head Island. It will provide site-specific erosion/accretion rates that can be applied to sea level rise models that will be directly applicable to human habitation and resilience planning. Surface elevation data can be paired with existing nearby data sources, including a water level meter installed in the BHI marina operated by the Village of BHI. BHI2 is northeast of BHI1, on a marsh island bordering the Cape Fear River. This would be more representative of a “natural” *Spartina* low marsh in this region with full exposure to the Cape Fear River to the west.

Beth, Gabie, and the Conservancy team sampled marsh vegetation at these two sites this summer, before the Conservancy installs the SET devices this fall. Data will be added to a repository that will be used by scientists throughout North Carolina and the East Coast to predict changes in salt marshes into the future. This project was funded by the Southeast Coastal Ocean Observing Regional Association (SECOORA) <https://secoora.org/set-call-for-proposals-winners/>.

With these two projects, we are excited to build on the marsh resiliency work begun by 2024-25 Johnston Fellow Brittany Morse, and to provide a marsh observing system to the Village of BHI and the larger region.

SET SITE BHI2, ON THE NORTH SIDE OF CAPE CREEK.
PHOTO COURTESY OF BHI CONSERVANCY.



Beth Darrow
Director of Science, BHI Conservancy



THINKING OF SELLING YOUR HOUSE? WHAT YOU NEED TO KNOW ABOUT THE ARC PROCESS

Planning to put your home on the market? Spring may be the peak season for sales, but fall is the time to prepare, especially when it comes to the Architectural Review Committee (ARC).

The ARC process takes time, so early planning is essential. Even minor renovations can take one to two months from the time you submit your application to receiving final approval and construction can't begin until that approval is in hand. For more details, refer to page 6 of the Design Guidelines. Change application forms are available on our website. Common updates that require ARC approval include:

- Adding decks, walkways, or plants to the landscape,
- Enclosing or enlarging existing spaces,
- Changing the exterior paint color,
- Updating lighting fixtures, and
- Modifying any exterior features of the home or garage.

On the other hand, some projects don't require ARC review. These include repairs or replacements that use the same materials, and repainting using the current approved colors.

Helpful Tip: If you're working with a real estate agent or builder, you must give them permission to view your building plans. Simply send an email to Allison@baldheadassociation.com to grant access.

If you're selling a home that's still under construction, keep in mind that the ARC construction deposit will be returned to the owner of record once the home passes final inspection.

Staying informed about ARC guidelines will help you avoid delays and keep your sale moving forward smoothly.



SCAN THE QR CODE TO
VIEW THE ARC GUIDELINES

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A FUNCTIONING MONITORED SMOKE DETECTION SYSTEM IS ESSENTIAL ON BHI

With limited accessibility to the island and the associated delayed response of mutual aid from surrounding communities, it is extremely important that the Public Safety Department respond to fires quickly to minimize the potential threat to life, property, and loss of the island's protected maritime forest.

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

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

The Department of Public Safety would rather respond to a false alarm than no alarm at all. The photo is of a structure fire that took place in 2018. The home did not have a working fire alarm. By the time an onlooker off-

island alerted Public Safety about the visible flames, it was too late. The home ended up being a total loss which could have been prevented by a functional monitored smoke detection system. Alarm monitoring is only a



few dollars more on your internet bill and it provides you with the assurance that the department of public safety is alerted immediately when there is a fire emergency on your property.

Here are a few fire alarm tips:

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

For more information on smoke detectors please visit the National Fire Protection Agency (NFPA) website at <http://www.nfpa.org/public-education/by-topic/smoke-alarms>. Also contact your alarm service provider if you have any questions. If you do not have an alarm service provider or want more information about how the monitoring systems work, you can read our companion article, "Monitored Smoke Detection Systems - A Guide for BHI Property Owners" using the QR code at left.

Carin Faulkner

Village Public Information Officer, Village of BHI





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- Vincent, Owner, Bald Head Island

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RECIPE FOR POTLUCK OR TAILGATE PARTY

Ham and Lentil Soup

For more flavor, boil down a soup bone and use the broth when filling the crock pot.

- Prep time: 5 min
- Cook time: 8 hours

Ingredients

- 2 cups Lentils
- 1/2 lb Ham, diced
- 1 Onion, chopped
- 1 Bay leaf
- 2 Carrots, chopped
- 2 ribs Celery, chopped
- 1 clove Garlic, minced
- Parsley for garnish

Directions

1. Combine all ingredients with 2 quarts water in the Crock Pot.
2. Cook on low, covered, 8 to 10 hours.
3. Adjust seasonings and serve.

ORANGE WINE 101: A PERFECT PAIRING FOR FALL FLAVORS

Is orange wine made from oranges? Believe it or not, this is a question we get asked often at Bald Head Bottle. To kick off the fall season, it's time to learn a bit about a wine that pairs beautifully with fall fare, orange wine. To begin, orange wine is a unique style of white wine made using ancient techniques that date back thousands of years, particularly in regions such as Georgia and northeastern Italy. As mentioned, and despite the name, orange wine isn't made from oranges. Instead, it's white wine made



with extended skin contact, which gives it an amber or orange hue. Typically, white wine is made by pressing grapes and fermenting only the juice. Orange wine, however, is made by fermenting white grapes with their skins and seeds, much like red wine. This process can last from days to several months, resulting in a wine that has the structure and tannins of a red, but the aromatic

profile of a white. The longer maceration also contributes to its deep color and complex flavor, including notes of dried apricot, orange peel, tea, nuts, and spice, often with a savory or oxidative edge.

Due to its bold structure and distinct character, orange wine pairs well with a wide range of flavorful foods. It's excellent with dishes that have strong umami or spice elements. Think: Moroccan tagines, Korean BBQ, aged cheeses, mushroom risotto, curry, or roasted root vegetables. It also complements fermented foods like kimchi and miso, making it a great partner for adventurous palates and global cuisines, as well as your next fall potluck creation. Serve slightly chilled (not cold), and if you're new to orange wines, start with a bottle from Italy or Slovenia—they tend to be more approachable, and we carry them in the shop. It's a great way to explore an ancient style that feels refreshingly modern. Please stop by Bald Head Bottle if you are interested in learning more and picking up a bottle to try with your next fall recipe.

Jordyn Matthews, Bald Head Bottle

FRESH FUN THIS FALL WITH EDUCATION & RECREATION

After a short summer break, the Education and Recreation Committee is back with fresh ideas and a full lineup of events to carry us through the end of the year.

In addition to the ever-popular potluck dinners, each month will feature something new and engaging to bring neighbors together. Whether you're a familiar face or new to the Island, there's a place for everyone at the table and on the dance floor, the trick-or-treat trail, or around the cookie tray!

Save the Dates:

Fall Tailgate Party – September 8 at Marina Park

Kick off the season with games, food, and fall fun by the water.

Island-Wide Trick or Treating – October 25

A favorite tradition returns with costumes, candy, and community spirit.

Holiday Cheer in November & December

Get ready for festive fun with holiday photo ops, caroling, and cookies for all ages.

There's lots of fun in store for the rest of the year and plenty of chances to gather, connect, and celebrate everything that makes this Island so special.



JURASSIC FAMILY
PHOTO BY BETSI STEPHEN

BHA EDUCATION AND RECREATION COMMITTEE

LEADERSHIP

PHOTO BY
MADDY VAICKUS

BHA PRESIDENT'S LETTER

Summer Reflections and Island Connections

Christine Osborne, BHA President

We've had a busy season on Bald Head Island, and it's a great reminder of what makes this place so special: beautiful views, ocean breezes, and a strong sense of community.

Our new safety video has been well received, and we're happy to hear it's helping both residents and guests stay informed. We were also proud to help sponsor Pirate Invasion Weekend! Thanks to everyone who helped make it such a fun and successful event.

We've also refreshed our communications! We hope you're enjoying the new *Compass* and this *Salt & Oaks*. Let us know what you think. We always appreciate your feedback.

Our Architectural Review Committee (ARC) continues to work hard to meet the needs of property owners, builders, and designers. With a fully staffed team and efficient processes in place, we're seeing steady progress and responsiveness across the board.

And speaking of staff, our BHA team has been fully staffed for a couple of months now, and everyone is settling comfortably into their roles. Executive Director Doug Jones brings a fresh perspective, and Assistant Director Dora Richey continues to be a steady and invaluable presence. We're grateful to the entire staff for their dedication and professionalism.

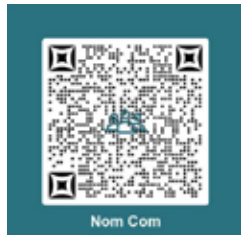
Thank you for being an engaged part of this community. Whether you're here year-round or just for a summer visit, we're glad you're part of the BHI family.

SPOTLIGHT ON THE NOMINATING COMMITTEE: SHAPING BHA'S FUTURE LEADERSHIP

Behind every strong HOA Board is a dedicated group making sure the right leaders are at the helm. For the Bald Head Association, that role belongs to the Nominating Committee, a team tasked with finding and encouraging qualified candidates to run for future BHA Board positions. Their work ensures the tradition of strong, effective leadership continues year after year.

Per the BHA Bylaws, the Nominating Committee is made up of a Chairperson (a current Board member) and four Association members who are not currently serving on the Board. Appointed by the Board of Directors, this year's team includes Michael Gandy, Alan Norton, Claude Pope, and Jordyn Matthews.

It's not just about filling seats. It's about finding people with the vision, commitment, and integrity to guide BHA's future. The Committee works thoughtfully to identify a diverse mix of skills and perspectives, seeking candidates who understand both the challenges and opportunities unique to island life. Their efforts help foster a Board that can balance preservation with progress, ensuring decisions are made in the best long-term interests of all property owners. Thanks to this committee, the Board remains well-prepared to meet the needs of our community and protect what makes Bald Head Island so special.



BHA NOMINATING COMMITTEE

WHERE EVERY SEASON BRINGS NEW PURPOSE

Project Longevity Gatherings return after summer vacation beginning the 2nd half of September. Notifications regarding specific dates and all other details will be forthcoming via avenues used previously for PL Gatherings communications like the *ProjectLongevitybhi.org* website, *Village Voice*, The *BHA Compass*, direct email for those who have signed up, fliers and Claude's daily e-blasts. Be on the lookout for any, or all of the above notification methods for PL Gatherings and special events, etc. If you wish to sign up to receive direct emails for events and the monthly *Project Longevity News*, please email gaylesanders@mail.com and request receipt of PL data on line.

Secondly, if you would be interested in volunteering with Project Longevity and helping guide its' efforts and assist with activities, please be bold and step up do not wait to be personally recruited. You can contact Mary Mears, Cam McIntyre, Libby Lewis, or Gayle Sanders.

Now, for a wee taste of what is to come in the Fall Gatherings, we will be educated, entertained and housed by our partners at the BHI Conservancy, The Old Baldy Lighthouse Team, The Village of Bald Head Island and The Bald Head Association. Additionally, we will be offering speakers from Raleigh providing unique financial education, attorneys, accountants specializing in retirement needs and considerations, famous couples. Also, the list consists of best-selling authors, Secret Service and FBI Agent couple, Jason Clamme from Lower Cape Fear Lifecare Hospice, and of course, a favorite friend and physician, Dr. John Liguori with friends.

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CHOOSING THE RIGHT PROPERTY MANAGER ON BALD HEAD ISLAND

Once upon a time, there was only one rental property management company on Bald Head Island, and just a handful of vacation rentals. Fast forward 25 years and the landscape has completely changed. Today, there are multiple companies to choose from, each with their own approach and style.

If you're a property owner, figuring out the right partner to manage your home can feel overwhelming. But it's about more than just commission rates. A great property manager is key to protecting your investment, keeping guests happy, and ensuring smooth operations day to day.

Here are a few important things to consider:

1. Who's running the show?

Vacation rental management involves much more than bookings. Your manager should be actively involved in prepping your home, communicating with guests, coordinating contractors, collecting taxes, and keeping you informed. Do they know what's happening in your home at any given time?

2. Communication is everything.

A strong manager is calm, courteous, and responsive. Especially when things go wrong. Whether they're handling a guest complaint or rescheduling a contractor who didn't show up, professionalism and clear communication make all the difference.

3. Attention to detail matters.

If mismatched lightbulbs or a missing wine opener bother you, they should bother your manager too. In vacation rentals, the little things often leave the biggest impression.

4. How do they handle the unexpected?

Imagine guests arriving a week early, or the fridge breaking mid-stay, or angry calls about construction noise next door. A seasoned property manager has seen it all, including a plan. Ask how they handle emergencies and difficult guest experiences.

5. Local knowledge counts.

Bald Head Island isn't just any destination. A well-connected property manager knows the ins and outs — from securing a beach bonfire permit to donating old mattresses or accepting furniture deliveries on your behalf. That local expertise is invaluable.

6. It's all about the team.

Managing a rental requires juggling bookings, maintenance, cleaning schedules, guest relations, and more. The best managers don't do it alone; they rely on a dedicated, experienced team to keep everything running smoothly.

In short, a great property manager wears many hats and knows when to swap one out for another. On Bald Head Island, that kind of versatility is what sets the best apart.

Tiffany Williams
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