



Island Report

Communication, Advocacy and Protection of BHI Property Values

Smart Building and Landscape Guidelines Help a Barrier Island's Sustainability

There's a funny GEICO advertisement running recently, featuring new homeowners running afoul of their homeowner's association guidelines, with the HOA representative, Cynthia, literally "clipping" their wings. While this company is known for its parody ads featuring funny extremes, sometimes rules that mandate shrub and mailbox heights (in this ad's case) humorously highlight only the negatives of a property owners association. While we all laughed at Cynthia's stringent attitude, we also know that a productive HOA/owner partnership is essential for a community like BHI, and that requires owners to understand why rules are in place.

BHA's Design Guidelines state, "The Bald Head Association Covenants were drafted and adopted by the property owners of Bald Head Island. Within these Covenants the property owners created the Design Guidelines and the Architectural Review Committee (ARC) to support their goal of 'enhancing and protecting the value, desirability and attractiveness' of the Bald Head Island properties and maintaining the environment in which they exist. These Design Guidelines contain basic requirements that support the intention of the Covenants to promote a harmonious community aesthetic and a conservation consciousness."

Bald Head Island's beauty highlights Mother Nature at her very best, showcasing a barrier island's three interdependent ecosystems — dunes, creek/marsh and maritime forest. The

Island's naturally evolved reactions to harsh ocean winds and salt spray can be seen in its protective tree canopy, for example. The forest attracts and sustains many beneficial insects which,

in turn, attract birds and small mammals. These creatures contribute, and so on goes the cycle of life. There are many pieces of this geological, ecological and biological puzzle that are separately important but collectively essential. Every piece is interconnected and helps sustain this barrier island that we all love.

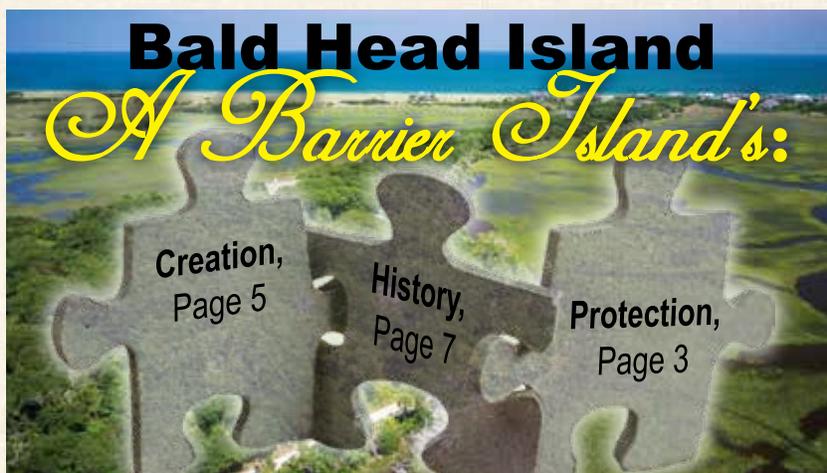
Many *Island Report* articles feature topics from the Design Guidelines in reaction to

a high number of violations, in order to help inform and alleviate more property owners from doing the same. Currently, there is a high number of new property owners, all needing to learn the basics about and the cultural history of the Island. Combine these new owners with property owners who are uninformed, don't think the Design Guidelines apply to them or object to restrictions on their property.

It Takes Everyone On a Barrier Island To Help Protect the Entire Island

All property owners on Bald Head Island are invested in the sustainability of this barrier island. And maintaining the Island's natural evolutionary life cycle as much as possible contributes to its health and sustainability. As more homes are built and the population increases on BHI, it becomes even more important

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DO NOT cut or trim trees and vegetation — ask ARC first!
Planning a renovation project or new construction?
Want to change outdoor lighting or fixtures?
Thinking about any landscape changes?
Ask ARC before any work begins!

Notice!

ARC seeking new committee member for Section B

ARC Section B oversees all multi-family sites and Cape Fear Station. Interested? Email Carrie Moffett, Executive Director, at Carrie@BaldHeadAssociation.com. Volunteer form is available at BaldHeadAssociation.com/volunteering-opportunities.

ARC office — open by appointment only

Email Karen Mosteller, ARC Coordinator, at Karen@BaldHeadAssociation.com or call Carol Collins, ARC Associate, at 910-477-7246.

BHI’s Natural Landscape — No Clear-cutting Understory and Mulching Whole Lots

There has been an increase in property owners clear-cutting BHI’s beneficial understory and mulching whole lots, which is not permitted. If you are proposing a unique landscape design or changing the existing landscape and mulch is part of the plan, it needs to be included with a landscape plan submittal to the ARC. Change applications can be found online at BaldHeadAssociation.com under “About BHA,” then “Architectural Review.”

On page 148, the Design Guidelines state, “The use of mulch or pine straw must be limited to defined beds. Utilizing mulch and pine straw as general ground cover is not allowed. Existing homes should **maintain the surrounding landscaping in a naturalized manner that reflects their specific BHI ecological environment** — the creek side marsh, the open dunes or the Maritime Evergreen Forest.” This means that homeowners may not clear/remove ground vegetation or understory to lay mulch across their entire lots.

There is no ARC approval needed for freshening up current mulch beds. Mulch benefits include reducing water needs for plants,

controlling erosion, cooling soil temperatures and reducing weeds.

Weed-eaters

BHA recognizes that there are a few historical properties or special circumstances for using mowers and/or weed-eaters. However, with the goal of retaining a natural landscape, using these tools throughout an entire lot and/or for indiscriminately trimming all vegetative growth are counter to the intent of BHA’s landscape guidelines. ARC manages the trimming and removal of vegetation (including understory) with a required approval process before any work begins. For questions, email Karen Mosteller, ARC Coordinator, at Karen@BaldHeadAssociation.com.

Save the Understory

And here is a reminder about the importance of keeping the understory (the “scrubby stuff”) in property owners’ landscapes. “Manicured” lots may suit home standards in mainland neighborhoods but not on a barrier island where all of the ecological pieces help sustain the others and the entire Island. When you clear out around your home and reduce the understory vegetation, you take out good-quality soils, which weakens your trees’ ability to protect your home and removes vital wind protection. Plus, understory serves additional benefits to water absorption, soil nutrient composition, insects and wildlife. Therefore, a natural landscape should be maintained.



Tree Removal Requests — Here’s Why and the Steps Behind the Scene

Landscaping on Bald Head Association member lots is subject to BHA’s Design Guidelines and ARC’s approval process. According to Article 2.1(f) of BHA’s Covenants, “The Association will be responsible for administering and enforcing the architectural design guidelines and controls set forth in this Declaration and in the Design Guidelines.”

In its oversight responsibilities, ARC is tasked with reviewing any landscape changes as stated in Article 7.2(c) of BHA’s Covenants, “The Committee will consider as part of the review process the natural beauty and features of the land, adherence to the Community Wide Standards,

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Helping Protect the Value and Aesthetics of Property on BHI

Bald Head Island is a unique and special barrier island where human development is joined in harmony with natural beauty — a balance that has drawn many property owners, renters and guests to the Island. Bald Head Association’s vision for the

Island is to promote “A community working together to cultivate a unique quality of life and to preserve the ageless appeal of Bald Head Island for generations to come.”

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for property owners to hold themselves and others accountable to the Design Guidelines that were created in order to help minimize impact.

But the Design Guidelines can help best when they are followed correctly by everyone. Seemingly small actions can actually have much larger ecological implications, both immediately and long-term. Let’s look at some examples.

How the Design Guidelines Help Preserve BHI

The Design Guidelines minimize the initial environmental impact from construction, renovations and future impact of the environment over the structure’s life span. Here are some guidelines and their benefits to the Island:

- **Impervious surface coverage limits**
 - Minimizes impacts on natural water flow
 - Mitigates flooding and maximizes efficient water runoff
- **Preservation of trees and understory**
 - Minimizes disturbance to BHI’s tree canopy which gives protection from harmful wind and salt spray
 - Minimizes disturbance to roots for better plant strength and soil health, maximizing natural water runoff efficiency
 - Helps maintain low light levels on the forest floor, precluding unwanted vines from growing
 - Minimizes impacts with beneficial shade and reduces electricity usage
 - Supports the insect community, which helps attract and sustain native and migrating birds and small mammals and, thus, helps contribute to the cycle of life on a barrier island
- **Landscaping — any new landscape plan (for new**

Remember that these dedicated volunteers who serve on the Architectural Review Committees are your neighbors who also own property and work with BHI’s best interests in mind.

construction and for any landscape changes) requires a minimum of 70% native BHI plant material (ARC encourages 100%)

- Supports the ecology of BHI, helping to sustain this barrier island’s entire ecosystem
- Reduces the impact of non-native, invasive vegetative species on indigenous plants
- Has a better survival rate in BHI’s harsh environment
- Does not require irrigation once established
- **Lighting — lighting restrictions on ocean-facing homes (room-darkening window treatments must be installed and used to block interior lighting in the evenings and frugal use of exterior lighting)**
 - Prevents disturbing nesting and hatchling sea turtles that are federally protected and active from May 1 through November 15
- Preserves BHI’s view of the night sky by reducing light pollution
- **Architectural features — the Design Guidelines contain climate-tempering architectural features to help reduce energy needs, such as:**
 - Deep porches shade the summer sun
 - Operable shutters provide shade and admit breezes
 - Steeper roof pitches allow warm air to rise, away from living space
 - Roof overhangs limit sun exposure

There are larger reasons behind each item in the Design Guidelines that you may not be thinking about when you’re facing your own project. But the Design Guidelines are in place to help lessen buildout impacts on this barrier island while helping to protect property values. 

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Barrier Islands: The Tempestuous Teenagers of Coastal Environments

By Dr. Beth Darrow, Senior Scientist, BHI Conservancy

Barrier islands are complex, dynamic coastal environments that include a number of different coastal zones and ecosystems that are constantly changing. These dynamics are visible on Bald Head Island, where we can see the shape of the Cape Fear Shoals changing and shorelines eroding and accreting in response to ocean currents, winds, tides and storms. Modern barrier islands are some of the most expensive and most vulnerable of all coastal environments, as coastal development pressure interacts with these complex natural processes. In southeastern North Carolina, longshore ocean currents and wave action carry sediments from north to south from Onslow Bay to the Shoals, while the Cape Fear River and occasional dune overwash provide sediments to the back-barrier marshes. Tidal processes shape the marsh creeks, and winds create and shape dunes. Those processes that occur today, along with long-term changes in sea level, are the same processes that formed Bald Head Island.

The Smith Island Complex barrier islands, including Bald Head Island, are relatively young in geological time. Sea level rose substantially after the last major ice age, then began stabilizing 4,000 - 5,000 years before present. Sediment carried by ocean and river currents was deposited, accumulating in place each time sea level stabilized. Viewing a map of the Smith Island Complex, we can see the history of this sediment deposition as the beachfront advanced from north to south and these Holocene islands were built on top of the Cape Fear River Valley (accompanying figure). Each island in the Complex is a former dune ridge (from north to south: an unnamed ridge, Bluff Island, Middle Island and Bald Head Island), separated by salt marshes and tidal creeks. Each of these main ridges has been dated to a period of relative sea level stability (4,200, 3,400, 1,600 and 800 years before present, Gagnon 2011). Storm overwash from the east caused the island to slowly migrate westward. The sediment ridges were stabilized by growth of dune and marsh vegetation, and this stabilization plus accumulation of a fresh groundwater lens from precipitation allowed growth of the maritime forest ecosystem. The maritime forest, with its deep roots and wind-breaking tree canopy of interlocking branches, provides further stabilization of the island system. It took hundreds of years for

soil to accumulate and the huge live oaks of the forest to grow. Bald Head Island is still moving today. The barrier islands of North Carolina have been migrating landward throughout the

late Holocene in response to slow sea level rise and storm overwash, and they will continue to do so. The natural movement of sediments can be alarming to people when we create property lines and build structures that we intend to stay in one place as the sand shifts around them. The island is also not isolated but is part of a larger geological setting and watershed and is thus impacted by larger regional changes. While Bald Head Island is a typical barrier island in many ways, it is also unique. Compared to the Outer Banks, the Smith Island Complex has much

more river influence. Compared to Kiawah Island, SC, we have more space for marshes between our dune ridges. Our maritime forest is relatively intact compared to many other barrier islands, thanks to the establishment of the Bald Head Woods Coastal Reserve, protecting this habitat and refuge for a diversity of wildlife and allowing travel corridors for animals between the dunes and marsh. The stabilizing influences of beach, dunes, marsh and maritime forest, plus their complex interactions, are ecosystem services that are important to study and preserve.

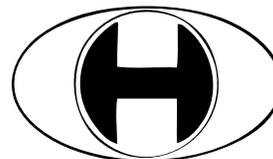
We at Bald Head Island Conservancy's Barrier Island Study Center are working towards understanding the dynamics of our unique island and how it compares to other barrier islands.

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Hypothesized model of Smith Island Complex migration during the Late Holocene. The oldest to youngest ridges include T1 (red), Bluff Island (orange), Middle Island (blue) and Bald Head Island (purple). (Gagnon 2011)

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Bald Head Island History — An Environmental Perspective

By Annamaria Haden, Old Baldy Foundation Intern

In the mid-20th century, the National Parks Service (NPS) expressed immense interest in Smith Island. Conducted over a week in late July 1965, the NPS, along with representatives from organizations such as the North Carolina Department of Conservation and Development, held a field investigation on Smith Island. These representatives studied numerous aspects of the environment such as ecological communities, climate, species of plants, trees, wildlife and the historic value. The investigation proposed that Smith Island should be a National Monument called the Cape Fear Monument. The report of this study was published in 1967. The NPS interest in Smith Island did not just begin in the 1960s, during the early stages of modern environmentalism. Instead, their interest dates back to the 1930s. Their first field investigation of the Island was in 1937. Another report was conducted in the 1940s and then in 1955. In the 1955 report, "A Report on the Seashore Recreation Area Survey of the Atlantic and Gulf Coasts," it listed Smith Island as number six of the 16 areas of highest priority for public recreation and ownership. While Smith Island was never added to the National Parks System, details of the environment that were recorded in the 1967 report are still relevant to the landscape of the Island today.

A significant aspect of the NPS source is the animals that were recorded. Species of wildlife that resided on the Island in the mid-1960s are both similar and different to what islanders often see today. The report stated that sperm and humpback whales were frequently spotted in the area, along with the occasional pig. No mice or rodents were seen during the week-long field investigation, but nests of mice were found in the forest. Fortunately, most of the wildlife that roamed the Island in 1965 still inhabit the Island to this day. The loggerhead turtles got their well-deserved description as well as the abundant bird populations that continue to thrive on the Island. Seventy-four species of birds were recorded and given a detailed index in the report. Additionally, fourteen species of reptiles were reported. Many of these animals have become symbols of the Island throughout the years. The variety of wildlife that impressed the NPS in 1965 still maintain their impressions on islanders 55 years later. Another feature of the Island that was exceptionally impressive for the NPS and continues to impress visitors today was how underdeveloped the land of Smith Island was.

Smith Island is unlike any other Island on the Atlantic Coast because of the undisturbed environment. The NPS recognized

and commented on this distinctive feature of the Island when the report stated, "Man's effect on the landscape has been relatively limited." Relatively is the correct word; there were certainly instances of commodification towards the natural landscape of the Island throughout history. For example, while the report explains the vast forest community with its impressive live oaks, it notes that the forest was not entirely untouched. During the Civil War, much of the landscape was altered to build Fort Holmes, and palmetto trees were harvested to construct military fortifications on Smith Island and at Fort Fisher. Even timber companies made their way onto the Island in the early 20th century. Previous Island owner, Frank Boyd, hired a New Jersey timber company which cut an extensive amount of old-growth red cedar trees on the Island by 1916. These are only a few of the numerous examples about the shifts and alterations of Smith Island from human interference that occurred throughout history, all of which suggest just how vast the environmental history of Bald Head Island truly is.

This relevant aspect of environmental history can teach readers to reflect on their own awareness towards the natural world. While the Island never became the Cape Fear National Monument, the report still encourages significant appreciation and awareness

towards the natural landscape and the environmental history of Bald Head that is still relevant and worthy to this day. The National Parks Report of 1967 is a fulfilling read for any islander who holds interest in environmental history, the National Parks Service or the unique characteristics of Smith Island. The NPS source can be found on the Old Baldy Foundation history subject files at oldbaldy.org/archives.





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A Guide to the New Village Website and Social Media Channels

By Carin Faulkner, Village Public Information Officer

New Village Website — The Village’s new website launched on Monday, June 22, 2020. It has the same address as the old site, www.villagebhi.org. If you have not visited it yet, please take some time to explore the site and let us know if you have any suggestions (contact us at public.information@villagebhi.org). We want to make sure that you have the information you need about the Village and that the process of finding it is as simple as possible. One tip — use the “Search this site...” feature which is on the upper right section of the home page; it will pull up pages on the site that include your search term(s).

One new feature of the site is the Village Announcements. If there is information that needs to be communicated Island-wide and needs to be sent as soon as possible, an announcement will be posted on the Village’s website home page and will then be sent directly to the *Village’s Voice* subscribers within minutes. A link to the announcement will also be posted on the Village’s Facebook and Twitter channels. Please note, if there is a utility outage that affects a small number of customers in one area of the Island, the outage will not be communicated via the Village Announcements. A notification will be sent via CodeRED (using their mapping system to target the message), and a notice will be posted on the utility’s web page. *Village’s Voice* issues will typically be sent on a less-frequent basis and will cover multiple topics. *Village’s Voice* issues will also be posted directly to the

website and can be found under the *Village’s Voice* icon on the home page. *Village’s Voice* issues will also be sent automatically to subscribers, and a link to the content will be posted on the Village’s Facebook and Twitter channels.

Social Media Channels — The Village launched its Facebook (www.facebook.com/villagebhi), Twitter (www.twitter.com/villagebhi) and YouTube (Village of Bald Head Island) channels on the same day that the website launched. You may remember that the Village had already launched an Instagram channel (www.instagram.com/villagebhi) during Hurricane Dorian to post videos and photos of the conditions on the Island. If you have an account on any of these channels, please like, follow or subscribe! (A link to each of these channels can be found on the bottom left of the Village’s website homepage).

The goal of Village’s social media accounts is to post and share information that will be helpful to our residents, property owners, visitors and businesses. The channels are not public forums and, therefore, will not be monitored by Village officials for comments/questions/service requests; those should go directly to the Village via mail, email or phone. The Village’s YouTube channel will be used to post informational videos and video content like that which was posted during Hurricane Dorian. The Village has already posted a few informational videos on YouTube which will eventually become programming on the Village’s PEG (public, educational and government) channel on the Spectrum cable service. The Village is also working on getting this content broadcasted in Village buildings. The same content is posted on several Village webpages and as prescheduled posts on Facebook and Twitter channels. Please feel free to share our informational posts and videos with your visiting friends, family and renters, as they contain some useful information to make their visit to BHI safe and enjoyable.

BHI Transportation Authority

Several administrative items were considered at the regular July meeting of the BHI Transportation Authority (BHITA) Board of Trustees. Former Southport Mayor Robert Howard and Former Southport Alderman Jim Powell were both reappointed to three-year terms and sworn in prior to the meeting. Howard was appointed by Brunswick County and Powell by the City of Southport. Current officers were re-elected for a one-year term: Chair Susan Rabon, Vice President Robert Howard, Secretary Landon Zimmer and Treasurer David Jessen. The Authority approved an interlocal agreement with the Village of BHI to provide clerk services, as Southport’s Clerk Michelle Wortham has retired. Daralyn Spivey will serve as interim clerk.

BHI Limited CEO Chad Paul reported that ferry ridership for the month of June represented 86% of historical demand, with ferries running at 50% capacity of 75 passengers plus crew. Parking on the mainland is ahead of budget projections for June, and large numbers of day-trippers continue to visit BHI. Trustees discussed parking capacity and the increased demand for parking and ferries, which are expected well into the shoulder season due to COVID-19.

The next meeting of the Authority will be held on August 19th at 9:15am and will be held electronically. Contact Daralyn Spivey (dspivey@villagebhi.org) with questions.

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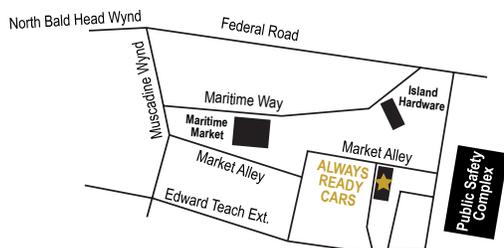
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BHI Questions? Finding Credible Answers

Welcome to our new series, which is an update of our previously titled “Who Do I Call?” series. While phone numbers are still useful, sometimes answers can quickly and easily be found in additional places, such as on websites, which are available 24/7/365.

During the COVID-19 pandemic and its corresponding states of emergency, many property owners and visitors have questions about the ferry, trams and parking. And it’s helpful to be able to quickly check ferry schedules for current and future dates. Visit BaldHeadIslandFerry.com for information.

Check out timely announcements on their home page at “General Information — Announcements.” The website has ferry schedules for passengers and contractors, tram reservations, general information and current status. On the “Current Status” page, the map shows ferry locations in real time, to help you time pickups and drop-offs.

Currently during COVID-19, all ferry vessels are limited to 75 passengers plus crew. All passengers are required to wear a hands-free facial mask/covering at all times on all vessels, trams and shuttles.

The current website



announcement states, “Per Governor Cooper’s proclamation and by order of the North Carolina Utilities Commission, BHI Transportation, Inc. ferry vessels remain limited to 75 passengers plus crew (50% capacity). Reduced capacity is resulting in longer wait times and the likelihood of being “bumped” to a later ferry, especially for weekday passengers traveling to the island during peak times between the hours of 7:30-10:00am and from the island during the hours of 3:00-6:00pm. Weekend peak times are noon-6:00pm traveling to the island and 8:30am-noon leaving the island. Please adjust your schedule accordingly and travel ‘off peak’ times whenever possible.”

The ferry and tram systems are privately owned by BHI Limited, leased by BHI Transportation and regulated by the NC Utilities Commission (NCUC). These systems include

the ferries, trams, docks, barge and parking, and BHI Limited has been working with the BHI Transportation Authority (BHITA) toward the possibility of acquiring the assets since 2017.

Please note: information from general social media sites should be verified with the pertinent official organization for accuracy.



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Executive Director’s Letter — Commercial Activities Further Explained

The July 2020 *Island Report* included an article about the provision in Bald Head Association’s Covenants that prohibits commercial activities in residential areas. Given the number of questions we have received about the topic, there may be a number of contractors who have recently leased homes to house their workers. So, I wanted to focus a little more on this issue in hopes that property owners and BHA members would understand why it is important for us to work together as a community to prevent this activity from occurring and changing the real essence of our residential areas, while helping maintain property values that benefit everyone across the Island.

First, I want to acknowledge that BHA is grateful to the Island’s many contractors, builders and vendors who provide an invaluable service to the Island. Their expertise and know-how are important to the Island’s economy, and they are similarly important to our member homeowners.

BHI property owners purchase their homes with the expectation that their neighbors’ use of their homes will be for single family

residential use, where families vacation, recreate or even rent their homes to others who will participate in the same types of activities. When a contractor leases or purchases a home to house his/her employees, the use of that home converts from one of single family residential use to a tool that furthers the interests of that commercial business. When a home is rented or utilized to house workers for projects on BHI, the use of that home becomes one of a short-term transient nature and not one of single family residential use. Furthering the interests of the business is where the threshold is crossed and becomes a violation.

If your home is managed by a property management company, make sure to communicate your expectation that your home will not be leased for commercial purposes. If you believe that a property is being used for commercial purposes, contact BHA, and we will work with the homeowner to confirm the activity and bring the property back into compliance. Contact me with questions at Carrie@BaldHeadAssociation.com or 910-457-4676, ext. 26.

Smith Island Land Trust (SILT) Lots

Smith Island Land Trust (SILT) is a subsidiary of Bald Head Island Conservancy (BHIC) and operates as a 501(c)(3). Unwanted lots on Bald Head Island can be donated in perpetuity to SILT, and bollard signs identify these lots around the Island. Once a lot is designated as a SILT lot, the BHI Conservancy manages it. These properties are deemed to remain as is, with no cutting or clearing of any kind allowed. If a tree falls on one of these properties, it remains where it lies to decompose naturally. SILT lots are subject to BHA Covenants and any deed restrictions regarding their natural state. And conservation easements require pre-approval from the Conservation Trust for North Carolina.

Thank you to the many property owners who have donated their lots to SILT. For more information about donating a lot to SILT, contact SILT President Lynn Barnard at lrbarnd@bellsouth.net or SILT Executive Director Chris Shank at shank@bhic.org.



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A Bald Head Island Company

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

Reminder

Yard “Giveaways” and Yard Sales Not Allowed on BHI

Yard “giveaways” and yard sales are not allowed on Bald Head Island. This includes any free items placed in yards or driveways that are visible from the road as well as any signage. Donated or giveaway single items that are offered on social media may be placed discreetly and yet not visible from the road. Items for donation can be taken to Public Works during open hours of Monday-Friday 7:30am-2:00pm and Saturday-Sunday 7:00am-2:00pm.

BHI Community Directory

The release of the new BHI Community Directory being produced by BHA has been pushed back to 2021. For property owners who wish to opt-in to have their contact information listed, return the online form located at BaldHeadAssociation.com to Diane@BaldHeadAssociation.com.

Need a Place on BHI to Park Your Small Boat & Trailer?

BHA has spaces available to lease in its Boat Park, located on the Timbercreek Mulch Site Road, off of North Bald Head Wynd. A water hose is located just inside the park entrance for lessees.

Per the Village of BHI ordinance, eligible boats must be a maximum of 16 feet in length, with a maximum 25hp motor. Spaces are issued on a first-come, first-served basis, and the annual fees are due by January 1. Late arrivals are prorated upon initial signup. Spaces are assigned by Pam Rainey, Customer Relations Associate. Annual stickers are placed on boat trailers, and all boats must be kept in their assigned spaces. For more information, contact Pam Rainey, BHA Customer Relations Associate, at PamR@BaldHeadAssociation.com.

Owners of small watercraft such as kayaks, canoes and skiffs without trailers can rent space at the Creek Access on North Bald Head Wynd. This property is owned and managed by the Village of BHI. Call 910-457-9700 for more information.

Lost & Found on BHI

Have you lost or found something on BHI? There is one official lost & found repository on Bald Head Island — the Public Safety Complex, located at 273 Edward Teach Extension. To arrange found drop-offs or lost pickups, call 910-457-5252.

BHA 2020 Assessment Dues — Lien Process Beginning on Properties with Outstanding Balances

Thank you to all property owners who have paid their annual BHA 2020 assessment dues, which were originally due by February 29, 2020.

Due to COVID-19, interest and late fees were deferred until July 2020. For property owners who have not yet paid, final statements were mailed in May 2020. And the lien process will begin in September 2020 on properties with outstanding balances.

Payments can be made easily and securely on the website at BaldHeadAssociation.com. On the top menu, click on “Make A Payment.” If you are signed up for Owner Access and log in under “Property Owner,” the amount due is shown. If you are not signed up for Owner Access and log in under “Other,” the amount due is not shown, and you must enter the amount from your statement.

Website payments can be made using a checking account (ACH) or credit card, with accompanying fees. If you prefer to mail a check, send it to Bald Head Association, PO Box 3030, Bald Head Island, NC 28461. Please note your BHI street address in the check’s memo line and include your account number.

For any questions, contact Denise Eidal at Denise@BaldHeadAssociation.com.

Thank you!



New to BHA?

The BHA Website Is Your Resource for Information 24/7/365

There is an abundance of everyday questions for newcomers about living on Bald Head Island. For new property owners, it's nice to know that frequently asked questions, plus an abundance of helpful and reliable information, can easily be found on BHA's website BaldHeadAssociation.com.

Easy Search Function

To make it even easier, use the website's search function to quickly find accurate information by keyword. The search icon is at the top-right of every page. Check it out!

Have a question about transportation, service providers, Architectural Review Committee (ARC), wildlife on BHI, news, COVID-19 resources, who does what on BHI, BHA Common Area or BHA's Boat Park? Easy answers are on the website and available 24/7/265. Check out the current *Island Report* on the home page and archived issues on the "News" page. *Island Reports* cover essential and timely information for property owners and visitors to BHI.

Here are some topics covered on frequented website pages.

About BHA

- Board roster
- Staff roster
- Committees
- Covenants
- Bylaws

- Community Wide Standards
- Architectural Review
- BHA Common Area
- BHA Boat Park
- BHA Dues
- Owner access portal

Life On BHI

- Island service providers
- Frequently used phone numbers
- Transportation
- COVID-19 resources
- Emergency weather information
- Insurance resources
- Wildlife on BHI
- "Who Do I Call?" *Island Report* articles

New Property Owners

- First steps
- Medical information
- Maintaining your home
- "New to BHA?" *Island Report* articles
- Distinction of the Island entities

Note: information from general social media sites should be verified with the pertinent official organization for accuracy.

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Renovation/Rehabilitation Loan

A program that doesn't just provide financing for the purchase/refinance of a property, but also for the rehabilitation and improvements that are needed. The best part? The loan value is based on the home's "as-completed" value.

Construction-Permanent Loan

A One-Time Close program designed to help borrowers finance the construction costs of a primary residence or second home by a reputable builder. One loan and one closing saves you time and money. Everyone wins!

Jumbo Loan

A program even for those bigger projects! Talk to us about how we can help finance your high-value property, whether it's a purchase, new construction, or fixer upper.

And more! Contact me to learn how I can help.

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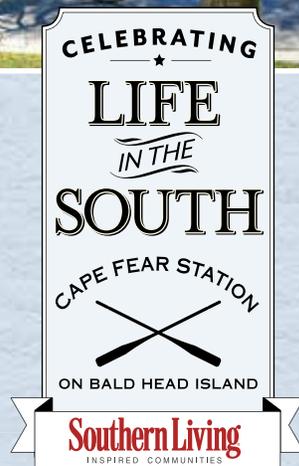
Meet *Southern Living's* Inspired Community of the Year



The word is getting out... Bald Head Island's *Southern Living* Inspired Community in Cape Fear Station was recently hailed the **Community of the Year** by the magazine.

Only a handful of communities meet *Southern Living's* strict criteria for "charm, taste and Southern spirit embodying a distinctive pride of place." Located just a stone's throw from the Atlantic Ocean, each specially designed home in the community is built by Whitney Blair Custom Homes, two-time winner of *Southern Living's* Custom Builder of the Year award.

Watch a video about this exciting new neighborhood on our website, and contact us today to learn more and schedule a personalized tour.



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Introducing the 2020 Bald Head Island Photo Book!

By Olivia Thomas,

Development, Marketing & Turtle Central Intern, BHI Conservancy

Missing Bald Head Island? Presenting to you, a 2020 Bald Head Island photo book! Inspired by the beauty of BHI, this original collection of photos by the Bald Head Island community will have you dreaming of your next visit. For those missing the Island a little extra this year, this is the perfect piece for your home. What a thoughtful gift for friends and family, too. Be sure to place your order at Turtle Central or online at bit.ly/TCphotobook.

My name is Olivia Thomas, and I am a development, marketing and retail intern at the Bald Head Island Conservancy this summer. This past spring as my fourth semester of college was nearing an end, I was becoming more and more excited to start my internship on Bald Head Island. Although I am a business-minded individual — studying marketing and taking on development positions — there has always been a special place in my heart for environmental conservation and protection. During my summer on the Island, I wanted to leave a mark on BHI and the Conservancy.

Upon realizing the potential dangers and uncertainty of COVID-19, I was no longer able to come to Bald Head Island this summer and, thus, became the Conservancy’s first ever “virtual intern.” Although I was not going to physically be on the Island this summer, that did not eliminate my goal of leaving a mark on the community.

With the help of my supervisors, I came up with a fundraising plan for the Conservancy where I would create a collection of photos taken by the BHI community. The idea stemmed from the possibility that many, including myself, would not be able to make it to the Island this summer, and this book would serve as a wonderful reminder of a very special place. Though I have never been to Bald Head Island, I have experienced its magical beauty over the past few weeks through all of you who made this possible by sharing your photos. I have seen what perfect moments and special memories have been created here with family and friends, and it is clear that this community is like no other. I imagine one day visiting Bald Head Island with my own family and watching the Milky Way appear in the clear night sky.

I hope that this collection of photos will inspire future generations to protect and preserve the natural beauty of this barrier island. Thank you, BHI community, for contributing your beautiful photos. All proceeds from this book benefit the Bald Head Island Conservancy, including our nationally recognized Sea Turtle Protection Program. Enjoy! 



Continued from page 3 (Helping Protect the Value and Aesthetics of Property on BHI)

To that end, the BHA is charged with the effective management of Covenants, Design Guidelines and Common Areas. BHA uses tools such as the ARC (Architectural Review Committee), Design Guidelines and Community Wide Standards (CWS) to help protect the value and aesthetics of property on BHI. BHA also has a responsibility to ensure that the three BHA-managed drip-line communities of Keeper’s Landing, Surfman’s Walk and Sumner’s Crescent are maintained.

BHA’s Covenants provide that all property owners maintain and preserve their lots and all structures on them in a clean, neat, sightly and attractive condition and provide for the removal

of trash and refuse from their homes, all in conformity with the Community Wide Standards and all in order to assist in

BHA Violations YTD 2020: 30

(Possible violation recording delays due to the COVID-19 pandemic)

Community Wide Standards (CWS)	5
Removing and covering valuable barrier island understory	5
Work done outside of ARC approval	6
Commercial use of residential property <i>(see article on page 13)</i>	3
Lighting	3
Others <i>(storm shutters, debris, visible boat, decorative item and item affixed to tree)</i>	8

maintaining the aesthetics of the Island and the property values of owners’ homes. In October 2018, the BHA Board of Directors adopted the Community Wide Standards for the maintenance of member properties on Bald Head Island. Each property owner can make an important

difference by following the guidelines which will enhance not only their property’s aesthetics and value, but those of all property owners on the Island.

BHA’s Community Wide Standards and Design Guidelines are on the website at BaldHeadAssociation.com. 

Continued from page 5 (Barrier Islands: The Tempestuous Teenagers of Coastal Environments)

The Barrier Island Study Center (BISC) is not just a building on the southeastern end of BHI, it's a team of scientists and educators, including a network of collaborators. We are studying how barrier islands work, including the physical dynamics of our island, its ecosystems and the wildlife that relies on them. Our focus is moving from understanding and interpreting

the current status of our barrier island to also studying its dynamics (changes through time) through long-term monitoring and analysis. A deeper understanding of the dynamics of this complex island allows us to advise how to live here as sustainably as possible while developing a deeper appreciation of its complexity and love for this special place. 

Continued from page 2 (Tree Removal Requests — Here's Why and the Steps Behind the Scene)

aesthetic compatibility of architectural style and materials with other structures on Bald Head Island, and will maximize the conservation of trees and natural vegetation.”

In defining these important responsibilities in BHA's Covenants, our predecessors understood the importance of minimizing human effects on Bald Head Island's ecology to help sustain the Island. This includes overseeing changes to vegetation and structures on member lots. The effects of one owner, combined with a thousand others, can make a larger, detrimental impact. This is especially true for a barrier island and its interdependent ecosystems.

You might think that one dead tree on one lot is no big deal. But each tree contributes to BHI's overall tree canopy, which gives protection from harmful winds and salt spray. There are procedures in place once a tree removal request is received from a member. From a property owner's perspective, without understanding or seeing the work of BHA staff and ARC members, some may wonder what occurs behind the scenes before the approval or denial response is sent.

A Typical Tree Removal Request

ARC asks that you tag the tree(s) in question; there will be no site visits if the tree(s) is not tagged. Email tree removal requests to Carol Collins, ARC Associate, at CarolC@BaldHeadAssociation.com. Here are the steps taken once a tree removal request is received:

1. A BHA staff member confirms if the tree in question is on the property owner's lot — not on a neighboring lot, BHA Common Area or a Smith Island Land Trust (SILT) lot.
2. Staff and an ARC member visit the tree site in question to review and photograph. This may occur separately or on a joint visit, schedules allowing.
3. ARC member and staff discuss, and a decision is rendered.
4. If the tree removal request is approved, staff emails the property owner with the ARC's approval. Staff also forwards ARC's approval to Stephen Boyett at the Village of BHI for Village approval or denial. Mr. Boyett will email the property owner directly with the Village's approval or denial.
5. If the tree removal request is denied, staff emails the property owner with ARC's denial and the reasons behind the decision. If the property owner chooses to hire a certified arborist to provide professional advice concerning the need for tree removal, the ARC will reconsider the request.
6. **NOTE: As the responsible party, the property owner is the recipient of the documented approval. If a service provider tells you that they have ARC approval but you haven't received an email approval from ARC, there is no ARC approval. The property owner is responsible for any fines and/or mitigation for any work done by a service provider without ARC and Village prior approval.**

A Tree Removal Request on BHA Common Area, Including in BHA-managed Drip-line Communities

Tree removal requests for trees located on BHA Common Area, including in a BHA-managed drip-line community (Keeper's Landing, Sumner's Crescent and Surfman's Walk), are facilitated by Pam Rainey, Customer Relations Associate. Email PamR@BaldHeadAssociation.com. Here are the steps taken once a tree removal request in these areas is received:

1. A BHA staff member confirms if the tree in question is on BHA Common Area — not on a neighboring lot or a Smith Island Land Trust (SILT) lot.
2. Staff visits the tree site in question to photograph.
3. If warranted, staff may call in a certified arborist for more information.

Continued on page 19



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Continued from page 18 (Tree Removal Requests — Here’s Why and the Steps Behind the Scene)

4. Staff provides the BHA Board of Directors with documentation and photographs of the tree in question.
5. The BHA Board of Directors renders a decision.
6. If the BHA Board of Directors approves the tree removal request, staff requests approval from Stephen Boyett at the Village of BHI.
7. If approved by the Village, staff assigns the work to be done by a BHA-approved vendor. Typically, leaves and branches are removed while the trunk is left for wildlife habitat.
8. Once the work is completed, staff notifies the property owner, with a photo if warranted.
9. If the BHA Board of Directors denies the tree removal request, staff emails the property owner with BHA Board’s denial and the reasons behind the decision.
10. **NOTE: The property owner is responsible for any fines and/or mitigation for any work done outside of BHA’s process. Keep in mind that any work done on BHA Common Area is considered trespassing, as well.**

first attempt to contact staff, who recognize the importance of a timely response in these situations. If staff is unable to respond in a timely manner and the tree in question poses an immediate safety hazard that cannot wait, take a photo before and after removal work is completed and email the photos, BHI address and your contact information to Karen Mosteller, ARC Coordinator at Karen@BaldHeadAssociation.com.

When appropriate, owners of forest lots are encouraged to give much needed support to the fragile Bald Head Island ecosystem by allowing felled and broken trees to remain. These trees provide essential habitat for the Island’s insects, birds and wildlife.

If a tree that presents a safety hazard to a structure, walkway or driveway **is on BHA Common Area, including in BHA-managed drip-line communities** (Keeper’s Landing, Sumner’s Crescent and Surfman’s Walk), email Pam Rainey at PamR@BaldHeadAssociation.com to facilitate the work with a BHA-approved vendor. Property owners cannot trim or cut trees or vegetation on BHA’s land. 

A Tree Removal Request on Land Owned by a Sub-association
Trees on sub-association land are owned by the sub-association.

And the sub-association president (or their representative) handles tree removal requests with ARC, following the above process for “A Typical Tree Removal Request.” Contact your sub-association president or representative for work requests. For contact information, visit BaldHeadAssociation.com/about-bha and click on “BHA Dues.” Names and contacts for sub-associations are listed on page 5. Sub-associations include:

- Flora’s Bluff / Killegray Ridge
- The Hammocks
- Ibis Roost
- Lighthouse Landing
- Royal James Landing
- Sabal Palm Cottages
- Timbercreek
- The Villas

An “Immediate Danger” Tree Removal Request

Trees can fall, lean or die for various reasons, and BHA is cognizant of these realities. If a tree that presents a safety hazard to a structure, walkway or driveway is on your property,



August 2020

ARC–A Virtual Meeting	8/7/2020	9am
Old Baldy Run for the Light	8/9/2020	6pm / 6:30pm / 6:35pm
BHA Board Virtual Meeting	8/14/2020	10am
BHI Transportation Authority (BHITA) Meeting	8/19/2020	9:15am
ARC–B Virtual Meeting	8/21/2020	9am
Village Council Meeting	8/21/2020	9:45am / 2:30pm

SAVE THE DATE in September:

ARC–A Virtual Meeting	9/4/2020	9am
BHI Club Annual Meeting	9/5/2020	
Labor Day	9/7/2020	
BHA Office Closed	9/7/2020	
BHA Board Virtual Meeting	9/14/2020	10am
BHI Transportation Authority (BHITA) Meeting	9/16/2020	9:15am
ARC–B Virtual Meeting	9/18/2020	9am
Village Council Meeting	9/18/2020	9:45am / 2:30pm
Autumnal Equinox	9/22/2020	

Around the corner in 2020:

Halloween	10/31/2020
Election Day	11/3/2020
Veterans Day	11/11/2020
Thanksgiving	11/26/2020

Ongoing:

Village Chapel Virtual Services:	Sundays	10am
AA Virtual Meetings:	Mondays & Thursdays	8am

(Zoom Group: #3909737348, P/C: 217739, Email: sober.1day.at.a.time@gmail.com)

Bald Head Association
PO Box 3030 / 111 Lighthouse Wynd
Bald Head Island, NC 28461-7000
www.BaldHeadAssociation.com
Phone: 910-457-4676
Fax: 910-457-4677



Remind your guests and renters:

- Fill in holes dug in the sand to prevent trapping nesting sea turtles and their hatchlings
- Flatten sand sculptures on beaches to prevent obstacles for sea turtles and their hatchlings
 - In ocean-facing homes, pull down the room-darkening shades and use exterior lighting frugally to prevent disorienting sea turtles and their hatchlings

WE'VE BEEN HERE 20 YEARS AND WILL BE HERE 20 MORE!



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BALD HEAD ISLAND, NC

Whether you're renting, buying or listing your home, consider joining our island family. We're not here to handle every home on the island - just a select few who care that their home is managed by a professional with 20 years of experience. If you're looking for a family like ours, let's talk.

Tiffany Williams : Vacation Rental Management 910.457.0544
Kurt Bonney : Sales 910.352.1928
Suzanne O'Bryant : Sales 910.616.7951