



Bald Head Association

October 2021

Volume 32, No. 10

Island Report

Communication, Advocacy and Protection of BHI Property Values

BHA's Wildlife Overlook Reopens!

BHA opened its Wildlife Overlook on Friday, September 3, 2021, for Labor Day weekend, with a grand opening ceremony held on Friday, September 10, 2021. BHA is excited about property owners' and visitors' extremely positive responses.

The newly reopened Wildlife Overlook features two new observation decks to allow Bald Head Islanders and visitors the opportunity to glimpse wildlife in action around the lagoon. There is a new waterbird viewing deck with a bench to enjoy watching who flies in to roost above the lagoon. Visitors may even view safely from the platform the alligators, who oversaw the entire construction process and have been nicknamed (from largest to smallest) as Matt, Gordon and Dale, for the master craftsman who built all of the structures (Matt Cross), the architect (Gordon Hall) and the contractor (Dale Giera of Trinity Builders BHI).

Two educational signs are installed at the Wildlife Overlook describing reptiles and waterbirds that can be seen at the lagoon. Additional educational signs, including one honoring the history of the Overlook, will be added, as well as additional vegetation once Duke Energy replaces its transformer equipment in that

area later this year. The Wildlife Overlook is open from dawn to dusk, and BHA asks visitors to enjoy this natural habitat respectfully and quietly.

The BHA Board of Directors would like to thank all parties and partners in helping to make the Wildlife Overlook project a success for generations to come, including BHA members, Gordon Hall Architecture, Trinity Builders BHI and the BHI Conservancy. Trinity Builders BHI, who came in \$10,000 under budget, contributed an additional \$5,000, which BHA will use toward additional features such as plantings, parking, a bike rack, etc.

Damaged by Hurricanes Florence (2018) and Dorian (2019), the Wildlife Overlook was previously closed for safety until a redesign and rebuild was completed.



3rd Annual Operation Re-Forest — We Forest

The 3rd annual "Operation Re-Forest — We Forest" is coming soon! 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 will order trees the first of November and bring them to BHI in early December. Every Bald Head Islander who chooses to participate will have a direct positive impact on the Island they love, for generations to come. YOU can participate in one of four ways:

- Take advantage of BHA's bulk order cost and Island delivery to plant a live oak tree on your own lot.
- Plant live oak trees as part of your tree mitigation with the Architectural Review Committee (ARC).
- Plant a live oak 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.

Live oak trees (6-8' tall) cost \$100 each, if you pick up and plant a tree on your own lot. If you pick up and plant a live oak tree on your own lot but also want to include it as an honor tree, the cost is \$115. If you want to purchase a live oak honor tree

and have BHA plant it on BHA Common Area, the cost is \$135.

If you want to purchase and plant trees on your own lot, ARC fees are waived for this operation only, provided you email Carol Collins (CarolC@BaldHeadAssociation.com) with the number and types of trees to be planted.

More details will be included in a future *BHA Compass* email bulletin. To purchase trees, email Carol Collins (CarolC@BaldHeadAssociation.com) with "Operation Re-Forest" in the subject line.

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Ask ARC before any work begins!

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

ARC office — open by appointment only


Email Fran Pagliaro, ARC Coordinator, at Fran@BaldHeadAssociation.com or

Kelsey Callahan, ARC Associate, at Kelsey@BaldHeadAssociation.com. For urgent ARC matters, call 910-477-7246.

ARC Design Guidelines Annual Revision


The Architectural Design Guidelines are updated each year, and the 2022 edition is in the works. Please advise your contractors and designers to check the BHA website for the updated Design Guidelines and online applications, which will be required for new submittals reviewed after January 1, 2022. We anticipate posting the revised documents on the

website by November 2021. Visit BaldHeadAssociation.com/architectural-review-and-design-guidelines.

For any questions, contact ARC Coordinator Fran Pagliaro at 910-457-4676, ext. 22, or Fran@BaldHeadAssociation.com and ARC Associate Kelsey Callahan at 910-457-4676, ext. 23, or Kelsey@BaldHeadAssociation.com. 

2021 Priorities Update

At its September meeting, BHA's Board of Directors reviewed progress on the priorities identified at its February retreat:

1. Wildlife Overlook – First on the list of priorities was completion of the Wildlife Overlook, which is virtually complete except for a few minor “punch list” items, and was opened for visitors in time for the Labor Day weekend.
2. Transparency and Engagement – Tiffany Williams highlighted the continued efforts of the Board and staff to remain keeping transparency front-of-mind.
3. BHA Space Needs – Carrie Moffett reported positive progress on implementing short-term and planning for the longer-term needs of the organization. Office space for staff to serve the membership is in place, albeit at the expense of one of the conference rooms. She met with a commercial architect, who has been asked to provide conceptual drawings on how to capture space at the Association Center for member activities in the coming years.
4. Financial issues – BHA's auditor Jason Keller attended the meeting and provided a report on the audit of BHA's 2020 financials. As has been the case in previous years, BHA received a “clean” opinion on the validity of the organization's financial position. The Board also selected Earney & Company, L.L.P. to conduct the audit of BHA's 2021 financials.
5. ARC – ARC Board liaison John Kinney informed the Board that he's identified two replacements for the chairs of the two ARC sections beginning in January 2021. Current chairs Brewse Barnard and John Farabow have both reached the limit of their terms.
6. Community Wide Standards (CWS) – Alan Briggs and Carol Collins discussed the activities of the new Community Wide Standards Ad Hoc Committee. Members of the CWS have already canvassed the Island, identifying homes that are in need of attention. Meeting monthly, the committee is working with staff to help homeowners identify a path to bring their homes back into compliance. Currently, 21 homeowners have been notified, and several have already completed their construction projects. 



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Observations at the Beach*By Alan Briggs*

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 a little girl
 digging in the sand
 a brown pelican
 circling above the ocean
 dives for dinner
 a porpoise surfaces
 then disappears
 then surfaces again
 a father, a son, a daughter
 two shovels, plastic molds
 a sandcastle
 a chocolate lab
 three sandpipers scurry by
 the chase is on
 just observe
 the everyday little things on our beach
 it is as good as life gets

BHA President's Letter ~ Alan Briggs**Special Thanks to John Farabow and Brewse Barnard**

This year we are losing the two leaders of our Architectural Review Committees (ARC) — John Farabow and Brewse Barnard. Our bylaws impose term limits on committee members, and John and Brewse have graciously extended their leadership roles for as long as permitted. John Farabow is an architect who divides his time between Wilmington and Bald Head Island. He has been a member of the ARC for five years, serving the last two as Chair of Section A. Brewse Barnard is retired and has been the quintessential volunteer and leader on all things Bald Head Island. Brewse has been on the ARC for four years, serving as the Chair of Section B after the merger with the former Stage II Association, and was a volunteer for Stage II before that.

I personally know these two have provided the ARC leadership that has carried us through these many past years. I extend my thanks to them for all they have done for BHA and its members. We will miss your leadership. Thanks to you for all you have done for us.

The Architectural Review Committee — the “ARC”

Have you ever wondered what is the single most important work the Bald Head Association does? It is simple. Article IV of the Articles of Incorporation states what the purpose of BHA is: *[t]he specific purposes for which [BHA] is formed are to provide for beautification, maintenance, preservation, and architectural control of the exterior of the single-family homes and multi-family units and non-residential areas, the residence lots and the common areas.*

And that remains the single most time-consuming and important work of the BHA. And it should. The reason all or most all of us came to BHI is because this little Island is a beautiful, one-of-a-kind ocean and maritime forest paradise. And, therefore, we bought or built our homes here. In order to maintain the value of our homes and the beauty of our Island, the new homes that are built have to be designed and constructed to hold up the high architectural standards that we and those who have preceded us established. And we must maintain the natural landscaping that makes Bald Head Island unique and special. This part of the “beautification, maintenance, preservation” duty is the responsibility of BHA.

How Does BHA Make All This Happen?

The Bald Head Association Covenants created the ARC and gave it the responsibility “over all construction” of residential properties and several other non-residential ones. The covenants further provide that there will be at least five and no more than eighteen members of the ARC. The ARC is divided into Sections A and B in order to divvy up the work. The **2021 Section A Members are:** John Farabow (Chair), Susan Mullen, Jan Triplett, Brent Belch, Bill Bourne, Kathy Newman, Beth Kapil, Joyce Nelson, John Kinney (Board Liaison). The **2021 Section B Members are:** Brewse Barnard (Chair), Jennifer Russel, David Wray, Mike Herriot, Gil Wilson, David Pacyna, Jennifer Pitts, Patrick O'Bryant, Dixon McLeod, John Kinney (Board Liaison).

The work of the eighteen volunteer committee members is supported by two full-time BHA staff employees: Fran Pagliaro, ARC Coordinator, and Kelsey Callahan, ARC Associate.

What Do These 21 People Do?

The ARC has the responsibility for administering the Design Guidelines for home plans, landscaping, paint and roofing changes and other renovation-related submittals. The ARC is currently receiving 40-60 submittals each month, with as many in-process and

Continued on page 4

**Thank you for loving BHI and
 staying off of the dunes!**

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 to the destructive forces of wind and water.

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Village of BHI Updates

Meet Your New Assistant Village Manager/ Shoreline Protection Manager

Jae Kim came on board with the Village on August 18, 2021. Kim comes to us from Spring Hope, NC, where he served as Town Manager for five years. He received his Master of Public Affairs (MPA) at UNC-Greensboro. His concentration was in local government. Jae's undergraduate degree in Political Science also came from UNCG. He started his local government career as a town planner in Aberdeen, NC, and then worked as a management intern in Robbins, NC, and a special projects coordinator in Carthage, NC, before landing in Spring Hope and being promoted to Town Manager. Kim's first big project will be working on the expansion and upgrades to the Island Package Center (IPC) and Post Office. He will also be busy getting up to speed on the Village's shoreline protection program.

Flood Protection


The Village of Bald Head Island participates in the National Flood Insurance Program's (NFIP) Community Rating System (CRS). The CRS is a voluntary program for recognizing and encouraging community floodplain management activities exceeding NFIP standards. Participating in the program can result in reducing flood insurance premiums, reducing flood damage to property, strengthening and supporting the insurance aspects of the NFIP and encouraging a comprehensive approach to floodplain management. One of the CRS activities that the

By Carin Faulkner, Village Public Information Officer

Village has implemented is the Program for Public Information (PPI), and the following flood topics are available on the Village's website at <https://villagebhi.org/residents-owners/learn-about/flood-protection>, along with several downloadable brochures. Topics include:

- The History of Flooding on Bald Head Island
- Being Prepared Is Your Best Defense Against a Flood. How Do You Prepare for a Flood?
 - Step 1: Know Your Flood Hazard
 - Step 2: Insure Your Property
 - Step 3: Protect Yourself and Your Family
 - Step 4: Protect Your Property from the Hazard
 - Step 5: Build Responsibly
 - Step 6: Protect Natural Floodplain Functions
 - Step 7: General Preparedness
 - Step 8: Hurricane Preparedness
 - Step 9: Flood Education
 - Step 10: Protect Dunes and Marshes

For more information about flood safety or the NFIP, please note the following:

- www.floodsmart.gov
- www.ready.gov/floods
- 1-888-379-9531 

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

completing the ARC process in any given month.

BHA manages the architectural review services for the remaining properties of the Island through the Harbour Association's Architectural Review Board (HARB) and the Middle Island Property Owners' Association's Architectural Review Committee (MI-ARC). Karen Mosteller, whom many of you know was BHA's long-time ARC Coordinator, retired from full-time work this year but has graciously agreed to remain with us as ARC Specialist. Karen manages all of the HARB architectural review submittals while Fran manages those from Middle Island. BHA is currently collectively receiving about five to ten submittals of varied complexity roughly every 30 days for Middle Island and the Harbour.

What Is the Basic Flow of Work for a Submittal That Comes in to the ARC?

When a new submittal comes in, Fran and Kelsey undertake an extensive technical review of the submittal. The primary purpose of all reviews is: (a) to assess and confirm conformance with the Covenants and Design Guidelines and (b) to assess the impact of requested deviations and approve or disapprove such in the context of the stated objectives of the Covenants and these Design Guidelines.

After the technical review is done, the submittal and the work-up will be presented to one of the two Sections of ARC. Each ARC section normally meets once a month. A new Paint/Roofing Subcommittee meets in addition to the regular ARC meetings to approve paint and roofing changes on a monthly basis as well.

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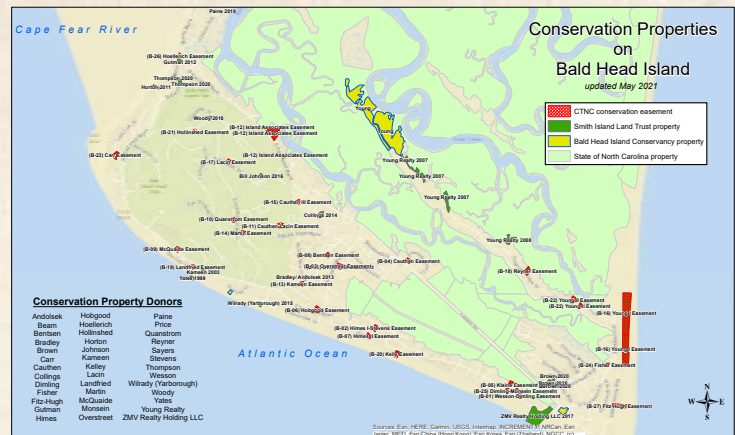
Smith Island Land Trust (SILT)

By Lynn Barnard, SILT Board President

Founded in 1996, the Smith Island Land Trust (SILT) works to preserve the historically and ecologically significant lands of the Smith Island Complex (Bald Head, Middle and Bluff Islands) for the benefit of current and future generations. SILT serves as the land preservation arm of the Bald Head Island Conservancy (BHIC); however, the entities are separate 501(c)(3) organizations with separate Board of Directors and bylaws. Through the kindness and generosity of many donors, over 100 acres of land have been preserved by SILT, representing over 10% of the developable land across Bald Head Island and Middle Island. Six lots were donated in 2020, and a total of 47 lots have been donated to date.

Every preserved lot makes a significant difference to the future of the Island. SILT lots provide natural corridors for the Island's many animal species, and a balanced ecosystem that encourages species diversity. Forests throughout the Smith Island Complex are used by more than 200 bird species as feeding and nesting grounds, or as stopovers during seasonal migrations. Undeveloped lots along the salt marsh provide food and protection for coastal marine fish, reptiles, shellfish and birds. The ecosystem thrives in these natural areas and protects the incredible beauty of Bald Head Island for our future generations.

All donations to the Smith Island Land Trust are tax deductible, and there are substantial benefits to donating land. Protected parcels in the maritime forest help ensure high-quality groundwater for the Island's drinking water supply. Natural lots



along the salt marsh attenuate erosional currents and augment creek water quality. A healthy forest canopy provides a buffer against hurricane winds for Island infrastructure and its wildlife inhabitants. In more practical terms, a lot donated to the Smith Island Land Trust may also provide the donor with increased privacy, a protected view and a natural storm barrier for their own home. Donors can reduce or eliminate property taxes, lower estate taxes and potentially find savings on itemized income tax returns.

The officers and staff of the Smith Island Land Trust will be happy to answer any questions you may have and help you through the process of land donation. Visit SmithIslandLandTrust.org for more information.

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Insects of Bald Head Island

By Emily Prins, Marketing & Development Intern Summer 2021

There is a wide variety of incredible wildlife on Bald Head Island, but some of the smallest and most important creatures are often overlooked. Insects, while not the cuddliest of creatures, are an important food source for many other animals in the ecosystem such as fish and birds. Some insects serve as pollinators that fertilize the plant life on the island, while others are decomposers that continue the cycle of life, making available nutrients for plants.

Insects are a group of invertebrates, or animals that don't have a backbone. Their primary characteristics include having six legs and a body with three segments: the head, thorax and abdomen. In addition to this, most adult insects have wings and two antennae.

Scientists estimate that there are many species of insect that haven't yet been discovered, but about one million have been described and identified globally.

Bald Head Island has a variety of ecosystems such as the dunes, salt marsh and maritime forest. Each of these areas provides a unique habitat to a diverse range of insects, and those insects are essential to supporting those ecosystems and the barrier island as a whole. Recently, Conservation

Intern Allison Polinski decided to tackle an ambitious project — to find, photograph and identify a wide range of insects on Bald Head Island to create an informational resource about these key species.

To collect this data, Allison (and 16 Conservancy interns and staff members) went to a total of 26 various locations on Bald Head and searched for insects with close observation and sweep netting. Locations ranged from residential areas to the maritime forest. She then uploaded her photos to iNaturalist, a citizen science application. This allowed her to map and share all of the observations.

During the project, Allison catalogued 276 total observations of 124 different species of insect. The orders of insects that had the most distinct species included Hymenoptera (ants, bees and wasps), Lepidoptera (butterflies and moths), Orthoptera (crickets, grasshoppers and katydids) and Coleoptera (beetles).

However, all of the species catalogued during these few weeks of summer likely pale in comparison to the overall insect diversity of Bald Head Island. If you are interested in insect diversity or citizen science, you can download the iNaturalist app and upload your insect photos and observations. This can provide important data on where and when certain species are found and can be used in a variety of projects. You can also protect plants that are native to the island, since they are important to attract pollinator species like butterflies, bees, moths and wasps. In the end, insects are a vital part of the Bald Head Island ecosystem.



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Hallmark Brings Hollywood to Old Baldy for Romantic Film Shoot

By Hunter Ingram, Educator

Hallmark movies are known for a specific aesthetic — beautiful people in idyllic places, wrestling with relatable but not overly complicated problems easily solved in a tight two hours with commercials.

All they need are nice backdrops on which to unfold. So, it's no wonder Hallmark came knocking on Old Baldy's door earlier this summer when it was scouting locations for one of its latest movies, "One Summer."

Based on the book by David Baldacci, the film, which will air on Hallmark Movies & Mysteries on October 3, stars Sam Page

as a man who travels to his late wife's hometown with their kids to seek closure after her death and make peace with her memory.

A lighthouse was essential to her upbringing, so it heavily factors into her husband's journey to reconnect with the person she was.

The production could have easily recreated the lighthouse with green screens and a little movie magic, and to some extent, they

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"Light Up The Holidays" Tree Auction

By Abby Overton, Communications and Development Coordinator



As some of our seasoned Island residents know, the changing season means it is almost time to kick-off the holiday season with the annual "Light Up The Holidays" Tree Auction. This event is a cherished tradition on Bald Head Island. Islanders gather to toast to the coming festivities of the holiday season by bidding on beautifully adorned, tabletop Christmas trees

to support the Old Baldy Foundation. Many Island residents and businesses donate their time, decorations and, most importantly, creativity to decorate trees worthy of a bidding war.

The Old Baldy Foundation invites all community members to enjoy the festivities by either decorating a tree to be available for the auction or by joining us on Friday, November 26, at the BHI Club for cheerful sips and snacks while viewing and bidding on the trees. Mini tabletop Christmas trees are available to pick up at Old Baldy beginning in November, if you are interested in decorating. Find more details at www.oldbaldy.org.



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The 2021 Village of Bald Head Island Council Candidates

Meet BHI's two mayoral candidates and four councilor candidates for 2021 on pages 13-15. New this year, candidate biographies are posted on the BHA website at BaldHeadAssociation.com. The 2021 Village Council candidates were asked to submit answers to the following questions for this *Island Report* issue.

- Name
- Profession
- Why are you running for Village Council?
- What makes you different than other candidates?
- What do you see are the issues facing BHI in the next 5-10 years, and how would you address them?

Meet the Village of BHI Council Candidates

BHA will host a Village Council Candidate Forum on Monday, October 11, 2021, from 3:00-5:00pm in BHA's Generator Society Hall at the Association Center (111 Lighthouse Wynd). The forum will be livestreamed and recorded. Depending on the COVID situation closer to the date, it is also intended to be open to the public, with all COVID safety protocols being followed for an indoor gathering.

The councilor candidate session will be held first, followed by a five-minute break and then the mayoral candidate session. The four councilor candidates are Robert Drumheller, Scott Gardner, Emily Hill and Nathan McBrayer. The two mayoral candidates are Lou Ann Earnhardt and Peter Quinn. Answers to candidate questions are on pages 13-15 in this issue, and their biographies are posted on BHA's website at BaldHeadAssociation.com.

The League of Women Voters of Lower Cape Fear is organizing and executing the forum format as well as collecting and organizing the candidate questions submitted prior to the event. The moderator is Dr. Remonda Kleinberg, Chair of the Department of Public and International Affairs at UNC-Wilmington.

Links to view the live event and recording will be posted on the website and in future *Compass* email bulletins. To sign up for BHA's *Compass* email bulletins, visit BHA's website at BaldHeadAssociation.com.

Visit www.BrunswickCountyNC.gov/Elections for Voting Information

- Absentee ballots are available October 1, 2021
- Residency deadline is October 3, 2021
- Voter registration deadline is October 8, 2021
- Election Day is November 2, 2021
- "One-stop" absentee voting is Thursday, October 14, 2021 through Saturday, October 30, 2021

Introducing the 2021 Village of Bald Head Island Mayoral Candidates

Lou Ann Earnhardt



Profession: Adult Geriatrics Nurse Practitioner, Owner of Island Time Medical and Wellness, PLLC

- I will bring a government that represents you, by engaging residents, business owners, and visitors. We must work closely with Island organizations and rebuild alliances with neighboring communities and the State Legislature. Together our team (Robert Drumheller and Nathan McBrayer) pledge a new direction and a different set of leadership principles. A resolution to the transportation system must be found, while preserving the financial health of the Village.
- Integrity and accountability; along with my background (medicine, business, recreation, and development) provides a framework for success. With Mayoral task forces, I will capitalize on the vast knowledge and expertise of Island residents to help evaluate and find solutions to a myriad of challenges that must be addressed to manage future growth while restoring and preserving the heart and soul of our Island.
- Upgrades to our freshwater, wastewater systems, and road construction/maintenance must be addressed. Stormwater, commercial building guidelines, and beach erosion are challenges that must be addressed. Our future is a complex scenario of investments, that require careful planning, fiscal preparedness, and accountability for execution. Our team is diverse and well-seasoned to address these challenges, while providing oversight to the island's investments and its future.

Peter Quinn



For almost 25 years, I have worked on Bald Head Island. My architectural practice demanded understanding of the logistics and limitations of the island, and the need for a sensitive

balance between development and our island's natural character.

As mayor I will bring:

- Both a strong vision for the future of this Island and the professional background — expertise to ensure orderly growth to protect the paradise we share.
- The knowledge of, and background in, municipal services and a working relationship with village staff and consultants on health and safety issues, shoreline protection, stormwater management, wind turbine development concerns and other island assets.
- The position of the ferry as a key priority in the transfer of assets from Bald Head Island Limited and must become a village asset. I believe it should be run by a professionally managed Ferry System and financed as voters want.
- My work highlighted and valued civil discussion, compromise and pragmatism to ensure the best outcome for all. These past two years on Village Council has confirmed how critical my skill sets are and as Mayor how they will well serve our village and our island.

Introducing the 2021 Village of Bald Head Island Councilor Candidates

Robert Drumheller



I am running for Village Council with Lou Earnhardt for Mayor and Nathan McBrayer for Council as a team to address the following:

1. Prudent growth management with a family friendly focus while preserving our unique and special environment.
2. Smarter fiscal oversight of our budget and debt capacity as future infrastructure requirements will be growing significantly. Ensure full collection of the 6% accommodation taxes from rentals.
3. Improve Council engagement and transparency. Implement property owner managed task forces to provide early and specific recommendations to the Council on key island issues. Represent all 2,000 property owners.
4. Review the role of Public Safety and ensure that adequate human and equipment resources are provided.
5. Develop and implement non-residential building design standards to ensure that future commercial build out is in harmony with the existing character of our island.
6. Change the financing of the ferry system assuming the Village acquires it to a Revenue Bond and not a General Obligation (GO) Bond to remove the property owner "guarantee" which is needed for a GO Bond. Preserve debt GO capacity for other future needs.

Learn more about the Lou, Nathan and Robert team at BHITeam.com.

Scott T. Gardner



Profession: Retired, Director NC Government Affairs, Duke Energy

Why run for Council?

Bald Head is truly a special place for our family; one we must

protect and preserve. Property owners deserve and expect a Village Council that is pragmatic and with the background and experience to work with Island organizations to deal with the critical issues facing the Island.

What makes me stand out? I spent most of my 33-year career with Duke Energy working in local and state governmental affairs. I understand how local and state governments work – a critical skill to being effective on Village Council.

Issues facing BHI in next 5-10 years?

1. Stabilize and enhance ferry, parking and barge operations – Finalize the acquisition of transportation assets to ensure quality and reasonably priced ferry, parking and barge operations.
2. Waste water system expansion – Continue to work the plan for the WWP expansion, which includes getting us to build out on the Island.
3. Managing for growth – Once transportation and waste water treatment are resolved, identify "pinch points" the Island experiences going forward and develop solutions to mitigate and alleviate them.

Introducing the 2021 Village of Bald Head Island Councilor Candidates

Emily Hill



Profession: Healthcare Consultant specializing in medical coding and compliance

My husband, Bill Waddell, and I first visited Bald Head Island in 1985 on a day trip. I knew

immediately that I wanted to be a part of this wonderful place. We soon bought a Swan's Quarter unit and became full-time residents in 1997.

I was asked to serve a two-year term on Council in 2019. My 30+ years on BHI provided a history and perspective that I believe has been a significant benefit to Council when deliberating the issues facing our growing community. My profession demands focus and careful attention to detail, while my experience as Councilor has further broadened my understanding of the complexities of governing an Island and addressing the concerns of a diverse community. This is a powerful combination for the island.

The Island has experienced substantial growth in the last 14-15 months and makes planning for build-out a top priority. While short-term "fixes" are sometimes necessary, **the focus should be on long-term, sustainable approaches** that respect the environment and Island-life for all stakeholders. Shoreline stabilization, stormwater management, maintenance and expansion of infrastructure and ensuring a reliable transportation system have always been concerns and will continue to be priorities for Village governance and the Island community.

I encourage you to reach me directly with questions and concerns at: EmilyhillforBHI@gmail.com or 910-547-1517.

Nathan McBrayer, CPA, MBA, CMA, CGMA, CITP



I work remotely as the Chief Financial Officer for a private equity backed national multi-location physician practice.

I live with my wonderful wife, Lori, and three dogs on Bald Head Island.

I am running for Village Council to give back to the place I call home and work with others to preserve the soul of this island for us and future generations.

What I bring to this election is my experience as a financial officer and IT professional of both rapidly growing and financially challenged organizations. Working for PE has taught me urgency and focus which is needed on the Council. I grew up in a small town in WV and understand the constraints placed on local governments.

The major issues facing BHI in the next 5-10 years:

- Ferry system transfer
- Sewer system upgrades
- Public Safety needs
- Road upkeep
- Beach renourishment
- Commercial zoning
- Disaster planning

I would address all these issues by working with the entire community, the Mayor and Council to create a plan, formulate a budget to support the plan and most importantly implement and communicate the plan to ultimately be successful in protecting the Soul of Bald Head Island.



CHRIS HUTCHENS

Branch Manager
SVP of Mortgage Lending

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Village Chapel Update

By Kevin Arata, Village Chapel Board of Trustees

Worship services continue to be held at the Village Chapel on Sundays at 8:30am. Masks are required for those attending services indoors. Given the recent rise in COVID cases, just a reminder that outdoor seating is plentiful and allows for

social distancing (bring chairs). If any changes must be made regarding the worship schedule or mask requirements, those changes will be posted on the Chapel's website and Facebook page, as well as shared via the Maritime Market's email blast. 

••• Continued from page 4 (BHA President's Letter ~ Alan Briggs)

The review procedure for new construction projects is typically a three-step process wherein the property owner receives Draft, Preliminary and Final reviews. The typical new construction project review process takes a minimum of three months. Architectural review for the HARB and Middle Island is in addition to and outside of this process.

My Observation of Our ARC Team

For the last almost six years now, I have observed the work of our ARC. I have worked closely with our staff, and I have attended many of the ARC meetings and have observed and reviewed much of the work they have done. The bottom line is simple: Each and every member of our ARC team is fully and completely committed to the ARC work and does a fantastic job. The 19 volunteers have a tremendous amount of knowledge about the Design Guidelines — the several hundred pages of detailed and complex architectural and landscaping guidelines. Every committee meeting lasts three to five hours. And they must spend a lot of time getting ready for the meetings.


When I attend their meetings, I am in awe of the dedication,

knowledge and commitment these volunteers provide. I simply cannot say enough good things about them. I truly thank them for the outstanding work they do. And, we need them.

I also must commend to you our ARC staff. Fran has moved into a complex job and has won the respect of all of us. She had some big shoes to fill when Karen Mosteller stepped down, and Fran has proved to be perfect for the job.

Kelsey has also proven to be an excellent addition and is off to a great start. She has stepped up to facilitate the work of the Paint/Roof Subcommittee and all tree requests, which allows Fran time for the technical reviews. Even with her years of experience, Karen had a learning curve with the differences in the Harbour because of the Urban Code, but as expected, that is off to a good start.

These 22 folks are a team. A smooth-working team that works together and gets along and does outstanding work.

I thank all of the ARC team for their dedication and commitment to carrying out the significant responsibilities the ARC has. Thanks. 



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••• Continued from page 11 (Hallmark Brings Hollywood to Old Baldy for Romantic Film Shoot)

did. The lantern room atop Old Baldy, which anyone who has climbed to her summit knows is pretty tight, was rebuilt in a warehouse in Wilmington to make it more accessible for filming. But there is no substitute for the real thing. The aged, yet sturdy, walls of Old Baldy have often been imitated but never replicated.

Hallmark worked for weeks with Village officials and the Old Baldy Foundation to hammer out a production plan that closed out the swift filming process by July 30. When the day came, dozens of cast and crew journeyed over on chartered boats, most arriving early in the day to prep the historic site for filming.

Even as the equipment was unfurled, they accommodated guests who continued to climb up and down throughout the day. But the afternoon and evening were dedicated to Hallmark, as the lights came on, the props were put in place and the cameras rolled.

Page, who Hallmark fans may know from "The Story of Us" and "Royal New Year's Eve," strode onto the grounds in the early afternoon and powered through a night of shooting half a dozen pivotal scenes inside and outside of Old Baldy, often fighting a strong wind for the former. The story required Old Baldy to play the role of an abandoned lighthouse, one long-since decommissioned and battered by storms. For the shoot, Page did it all. He tinkered with the lighthouse's electricity — through a fake electrical box. He reunited with the spirit of his late wife (played by "One Tree Hill" actress Amanda Schull) for an existential confrontation. He and the cast even made friends with a frog nestled in a hollowed-out spot in the exterior steps.

Later in the night, well after midnight, he was joined by his costar Sarah Drew ("Grey's Anatomy") for a final scene before production wrapped up around 4:00am.

Working with the staff at Old Baldy, the cast and crew were careful with the 204-year-old structure, ensuring the modern-day technology necessary to bring Hollywood to Bald Head Island didn't leave anything but a cultural mark.

Bald Head Island and Old Baldy may be some of the most photographed and filmed places on the East Coast, but movie cameras are still a rare sight.

Luckily, this rarity and its appreciation of the lighthouse and the Island was caught on film and is guaranteed to replay for years on everyone's favorite romantic movie channel.



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



October 2021:

ARC-A Meeting	10/1/2021	10am
Badwater Cape Fear	10/2/2021	
BHA Board Meeting	10/8/2021	11am
Village Council Candidate Forum	10/11/2021	TBD
ARC-B Meeting	10/15/2021	10am
Village Council Meeting	10/15/2021	10am
BHI Transportation Authority (BHITA) Meeting	10/20/2021	9:15am
Orionid Meteor Shower	10/20/2021-10/21/2021	

Save the Date in November:

ARC-A Meeting	11/5/2021	10am
Veterans Day	11/11/2021	
BHA Office Closed	11/11/2021	
BHA Board Meeting	11/12/2021	11am
BHI Transportation Authority (BHITA) Meeting	11/17/2021	9:15am
ARC-B Meeting	11/19/2021	10am
Village Council Meeting	11/19/2021	10am
Thanksgiving	11/25/2021	
BHA Office Closed	11/25/2021-11/26/2021	
Old Baldy Foundation Tree Auction	11/26/2021	
SIAL Show and Sale	11/26/2021-11/27/2021	10am
Hanukkah	11/28/2021-12/6/2021	

Around the corner in 2021:

Geminid Meteor Shower	12/13/2021-12/14/2021	
Winter Solstice	12/21/2021	10:58am
BHA Office Closed	12/23/2021-12/24/2021	
Christmas	12/25/2021	
Kwanzaa	12/26/2021-1/1/2022	
New Year's Eve	12/31/2021	

Ongoing:

Village Chapel Services: (Additional details at villagechapelofbaldheadisland.org)	Sundays	8:30am & 10am
AA Virtual Meetings: (Zoom Group: #3909737348, P/C: 217739, Email: sober.1day.at.a.time@gmail.com)	Mondays & Thursdays	8am



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