



Bald Head Association

February 2021

Volume 32, No. 2

# Island Report

Communication, Advocacy and Protection of BHI Property Values

## 2<sup>nd</sup> Annual Operation Re-Forest — We Forest

BHA's 2<sup>nd</sup> annual Operation Re-Forest — We Forest was another success, and we wish to thank everyone who participated! Here are the total numbers of trees planted in early December 2020, adding to Bald Head Island's tree canopy:

- Live oak — 81
- Yaupon holly — 18
- Wax myrtle — 15
- American holly — 11
- Magnolia — 7
- Beautyberry — 2

New this year, property owners were given an opportunity to purchase honor trees planted on BHA Common Area (eight property owners chose this option) or purchase and plant trees on their own lots (three property owners chose this option). Two live oak trees were also planted to honor retired BHA Board members Anne Boozell and F. A. McLeod. A map and list of honorees and Board members will be added to the BHA website soon.

Exciting news this year was the collaboration with the Arbor Day Foundation's Community Tree Recovery Program, whose coordinator solicited and received grant funding from sponsor Verizon. All costs associated with this operation, over \$11,000, was covered by Verizon, and BHA thanks both the Arbor Day Foundation's Community Tree Recovery Program and Verizon for their resources and generous support!

This operation is a massive effort and involves many people, with planning starting back in September 2020. BHA's volunteer committee, the Resource Conservation and Beautification (RCB) Committee, plans and coordinates this event,

*Continued on page 3*

*Thank you John and Kay!*



John Kinney (left) and Kay Menk (right).

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*Coming next month:* A recap of BHA's virtual 2021 Annual Meeting.

Don't forget to check the "News" page on the BHA website periodically for late-breaking information.



# ARC Corner

## Architectural Review Committee

### Ask ARC before any work begins!

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

### ARC office — open by appointment only

Email Fran Pagliaro, ARC Coordinator, at [Fran@BaldHeadAssociation.com](mailto:Fran@BaldHeadAssociation.com) or call Carol Collins, ARC Associate, at 910-477-7246.

## Architects, Designers and Your Time By Fran Pagliaro, ARC Coordinator

Welcome to Bald Head Island 2021, where we are timeless. We begin with a message to save you precious time. The Architectural Review Committee (ARC) received double last year's number of submittals for review at meetings scheduled twice per month. Remember that easy, fillable ARC Applications are on the website for your convenience at [BaldHeadAssociation.com](http://BaldHeadAssociation.com). Select "About BHA" and then "Architectural Review." These online applications are sometimes best filled out by a good designer or architect to help prevent any process hiccups or time delays with your project.

We encourage property owners to save the time and disappointment of having to resubmit applications for new construction, major changes and landscape changes by using designers and architects who are familiar with working on Bald Head Island and its additional logistics, plus the ARC processes and deadlines involved.

You've chosen a very unique oasis, and the logistics of project design is a professional specialty. The BHA website lists architects, builders and landscapers who have previously done work on BHI ([BaldHeadAssociation.com/island-service-providers](http://BaldHeadAssociation.com/island-service-providers)). As always, do your own due diligence when selecting a service provider. And have a great 2021!

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Vice President



••• Continued from page 1 (2<sup>nd</sup> Annual Operation Re-Forest — We Forest)

with BHA Board member John Kinney and RCB Chair Kay Menk spearheading the effort. Several BHA staff members help with planning and reporting, and RCB volunteers help with planting and watering. Logistics include coordinating with the nursery, scoping and mapping potential planting areas, verifying each planting location with North Carolina's 811 dig representative, digging holes and preparing the soil, transporting two trucks filled with trees from Wilmington to Bald Head Island, planting and properly mulching trees and coordinating watering for the first year of the trees.

### Special Thank You's

There are many people who helped make this operation a success:

- Special thanks to Paul Stetson, who helped John Kinney with the delivery of the plants from Wilmington to BHI.
- Thank you to BHI Limited for waving the barge fee and purchasing several live oaks for their properties.
- Thank you to RCB Committee members Ballentine and Lillian Carter, Paul Stetson and Kay Menk, who assisted AllAngles Construction crew in preparing planting sites.
- Thank you to RCB Committee member Betty Robinson for supervising the distribution of trees and shrubs purchased by homeowners.
- Thank you to Jerry Wait and other Village employees for their assistance delivering plants to their designated planting locations.
- Thank you to the Village of BHI for their financial contribution of \$500 for the purchase of wildflowers for BHI medians.
- Thank you to Island Hardware for managing the purchase of topsoil and fertilizer.

With the bulk of trees planted on BHA Common Area, efforts were concentrated to place trees in locations where large trees have been lost from recent hurricanes or to fill open areas that could benefit from additional trees. Everything that was planted is native to Bald Head Island and will benefit BHI's ecosystem. For example, a live oak can harbor as many as 600 native caterpillars and insects, which are food for birds, whereas a non-native tree may sustain as few as 50 insect species.

Kay Menk is organizing volunteers to water the trees that were planted and monitor their health, to help with their sustainability. If you would like to volunteer to be a Tree Keeper and help water and monitor newly planted trees, email Kay at [kgmenk@gmail.com](mailto:kgmenk@gmail.com).



*Clockwise at top right: Jerry Wait with the Village of BHI, Spencer Hamrick picking up his Honor Trees, John Kinney and Paul Stetson unloading one of two trucks full of trees and an AllAngles Construction crew digging holes for the new trees.*







## Village of BHI Updates

By Carin Faulkner, Village Public Information Officer

### Cook Smart — Don't Let "FOG" Clog the Drains

When byproducts of cooking such as residual fats, used cooking oils and grease (FOG) are disposed of improperly, it can cause sewer equipment failures or line blockages that often result in a sewer spill. These are costly events to clean up, are dangerous for public health and can degrade the water quality in our public waters.

When FOG makes it down the drain, it solidifies, reducing and preventing water flow in drains and sewer pipes. This does not happen all at once; it happens gradually as the particles accumulate to form a large mass. Sewer systems are not designed nor equipped to treat the FOG that builds up inside of sewer system pipes.

There are steps that residents and guests can take to avoid the buildup of FOG in the utility system. Cooled cooking grease or fat can be poured into a milk carton, frozen juice container or other non-recyclable container and placed in the refrigerator to harden. Once hardened, the container can be disposed of in the household trash. Cooking oil may not harden in the fridge; an alternative is soaking up the oil with disposable towels, newspapers or cat litter before disposing of in the trash. Excess oil and grease should be wiped from dirty dishes, pans and utensils with a disposable towel before washing. Greasy towels can be safely disposed of in the trash.

Please do your part to help prevent unnecessary equipment failures, blockages, and sewer spills.



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## Wildlife Overlook

*Coming soon!*

The Wildlife Overlook is an important component of the common area which the Bald Head Association is charged with maintaining for the benefit of everyone on Bald Head Island. It has long served as a place where families and friends could gather to observe various wildlife native to the Island, including American alligators, Ibis, herons and turtles, in their natural habitat. It has been used by the BHI Conservancy as a location for its nature/birding programs and visited by students from the mainland during field trips.

The original Overlook structure was damaged beyond repair by Hurricane Florence in 2018 and Hurricane Dorian in 2019, and the Association was forced to close the area due to safety concerns. After polling its members, the Association is now constructing a new Overlook professionally designed to address long-standing safety concerns presented by the former structure and be more durable and accessible. The new



design includes a wooden alligator viewing platform to provide visitors with a more meaningful experience over the lagoon. To address technical and logistical challenges with implementing pile foundations in the water, the design team proposed a cantilevered structure which allows for the majority of the primary supporting structure to remain on dry land while, at the same time, maintaining a viewing perimeter similar to the original footprint.

With safety as the highest priority, BHA has consulted and coordinated with the NC Wildlife Resources Commission and the BHI Conservancy to develop a design that considers both human and carnivorous, predatory reptile behavior, including multiple barrier layers to help prevent human-alligator interactions. The resulting primary guard structure includes vertical and angled shielding components to achieve those objectives. The guard panels will be fabricated from hot dip galvanized steel mesh and assembled into removable panels to maximize durability, protect visitors from alligators, and conveniently facilitate repairs when needed. Stainless steel connection hardware will enhance the durability of the structure and

reduce future maintenance costs. The perimeter of the newly designed platforms will address safety concerns by more effectively separating humans from alligators and discouraging interactions which may pose a danger to either one. The finished wood deck will be treated with a slip-resistant coating as an additional safety feature. A bird viewing area with bench seating has been included in the new design to allow visitors to quietly observe some of the 65 bird species that have been identified on the Island. A walkway will connect the two areas. Educational signage will be placed strategically throughout the new Overlook with information about wildlife in the area, including the American alligator, various bird types and the Island's lagoon system (including the Overlook lagoon), which works in tandem to control the Island's storm waters.

The new facility will feature additional designated bicycle and cart parking areas (including paved accessible parking). Finally, new landscape plantings will be installed for the purpose of screening Duke Energy transformers and also to supplement and replace vegetation removed during construction.

The estimated budget for the construction of the Wildlife Overlook is \$325,000 - \$350,000 and will be paid for through a multi-year special assessment beginning in 2021. Construction is scheduled to be completed in late spring/early summer of 2021.



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## Love BHI Sea Turtles? Participate in Our Adopt-a-Program!

*By Emily Eldridge, Marketing & Communications Specialist*

Are you among the many islanders who love our sea turtles? A great way to support our Sea Turtle Protection Program is through our Adopt-a-Program. In 2020, approximately 4,925 hatchlings went to sea from Bald Head Island. Although it is still early in the new year, we are already looking forward to the 2021 Sea Turtle Season and hope to see a few thousand released from BHI again this summer.

Our Adopt-a-Program is a wonderful way to send your love to our turtles this Valentine's Day. It's a great way for your family to begin a conversation about sea turtles and think of ways you can help Bald Head Island stay healthy for them to nest all summer long.

**A Few Simple Tips:** While on the beach, remember to use red flashlights only, fill in holes that you may dig in the sand, pick up trash along the Island and always use a reusable water bottle.

When you purchase an Adopt-a, you (or the recipient you choose for this wonderful gift) will receive exclusive information about a specific sea turtle, be recognized as the adoptive parent and, depending on the adoption level you choose, be invited inside of the ropes for an excavation.

Throughout the month of February, when you adopt a sea turtle mom, nest or hatchling, your plush turtle will come with a special heart to show how much the Conservancy also loves our sea turtles.

**Be a sweetheart and purchase your Adopt-a today at [www.bhic.org/adopt](http://www.bhic.org/adopt).**



Looking for information and updates about the Village of BHI's dredging and beach renourishment project? Visit online at <https://villagebhi.org/wilmington-harbor-inner-ocean-bar-project>. Or, visit the Village of BHI website ([VillageBHI.org](http://VillageBHI.org)), hover your cursor over "Residents & Owners," click on "Shoreline Protection" and select "Current Project Information (Wilmington Harbor Inner Ocean Bar Project)" under "Resources."

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## BHA Reserves Study

At the urging of BHA's auditor and in keeping with national best practices, in 2020 the BHA Board commissioned a professional reserves study to determine the longevity of all BHA assets, which has never been done. The independent company, Global Solution Partners, specializes in reserves studies and completed an onsite visit in September, touring all BHA owned and managed properties. They created a reserves study that included all BHA owned property — the Association Center, Boat Park, Community Garden, Battery 4, BHA Common Area, master walkway and three BHA-owned and managed drip-line communities located in Cape Fear Station.

It was concluded that BHA maintains \$3.3 million in assets. The reserves study took a variety of items into consideration, including the cost of doing business on Bald Head Island, life expectancy of the major components and inflation. Overwhelmingly, the reserves study identified the need to increase the reserves for the Association Center and master walkway; therefore, the Board included 25% of the study's recommended 2021 allocation into the budget and increased the annual dues primarily as a result (\$20 increase per lot and \$60 increase per home) so that BHA assets will be on track to be appropriately funded.

In an effort to maintain BHA-owned property at Association standards while being fiscally responsible, the Board will continue to monitor costs and strive to maintain adequate reserve funding. Another reserves study should be done in 5 years, as it is essential to have a reserves study updated periodically to maintain its relevance.

Annual assessments were mailed January 10, 2021, and are due by February 15, 2021. For property owners who wish to pay their 2021 assessment online, you must be enrolled in BHA's member portal. For first-time enrollees, email Denise Eidal, BHA Bookkeeper, at [Denise@BaldHeadAssociation.com](mailto:Denise@BaldHeadAssociation.com). For assessments over \$1,000, members can sign up for quarterly payments by emailing Denise Eidal.

For any questions about BHA assessment payments, email Denise Eidal. For any questions about the assessments themselves, email Carrie Moffett, Executive Director, at [Carrie@BaldHeadAssociation.com](mailto:Carrie@BaldHeadAssociation.com). 



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## New to BHA? The BHA Board of Directors

The six-member BHA Board of Directors is elected by the membership for 3-year terms. They are your neighbors on Bald Head Island and welcome member input to better serve you. The Board meets monthly for executive and public sessions, and a full-day retreat is held annually in February. The BHA website ([BaldHeadAssociation.com](http://BaldHeadAssociation.com)) will add a list of 2021 meeting dates and times once approved at its January 29<sup>th</sup> meeting. Members can attend the public meetings virtually, due to COVID-19 safety precautions. Each month's public meeting link changes, so if you would like to attend virtually, email Diane Mesaris for the link at [Diane@BaldHeadAssociation.com](mailto:Diane@BaldHeadAssociation.com).

Immediately after the January 30<sup>th</sup> Annual Meeting, the officers of the 2021 Board will be elected. As of press time, here is the current BHA Board roster:

**John Fisher, President**

Second term expires January 2022  
[johnlfisher86@gmail.com](mailto:johnlfisher86@gmail.com)

**Alan Briggs, Vice President**

Second term expires January 2021\*  
[alanbriggs1@icloud.com](mailto:alanbriggs1@icloud.com)

**Robert Drumheller, Secretary/Treasurer**

Second term expires January 2021\*  
[rbdumheller@gmail.com](mailto:rbdumheller@gmail.com)

**John Kinney**

First term expires January 2022  
[kinney.aj@gmail.com](mailto:kinney.aj@gmail.com)

**Nana G. H. Smith**

First term expires January 2023  
[nanaghsmith@gmail.com](mailto:nanaghsmith@gmail.com)

**Tiffany Williams**

First term expires January 2023  
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*\*Alan Briggs and Robert Drumheller have been presented to the membership for re-election of a second 3-year term at the January 30, 2021, Annual Meeting.*

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

## What Else Can You Do on BHI? Geocaching!

Many may know about the adventure hobby called geocaching. It's a modern-day adventure with a GPS twist instead of a treasure map. Both the smartphone app and website give clues to geocache hidden treasure locations, and the box contents are intended to be enjoyed by all who find it. There are several geocache containers scattered around Bald Head Island, and a new spot was recently added last fall by the Morcos family, who have special ties to Bald Head Island.

Michelle Morcos emailed BHA with a request to add a geocache container on BHA Common Area at beach access #7. It's important to note that the rules of hiding and exploring to find geocaches include no damage to property and no harm to plants, animals or the environment. Michelle also added a warning on the search description page, "You should not need to leave the walkway. Please keep off the dunes."

Since all decisions affecting BHA Common Area are made by the BHA Board of Directors, the request was discussed at its November 2020 meeting and was approved.

Known as "The world's largest treasure hunt," the official website of Geocaching HQ ([www.Geocaching.com](http://www.Geocaching.com)) states, "Geocaching HQ is dedicated to inspiring and enabling adventure, exploration and community through a unique combination of outdoor recreation and location-based technology. The game's passionate community of millions of players use the Geocaching® app and GPS-enabled devices to find cleverly hidden containers called geocaches and share their experiences with others."

Geocaching is a fun hobby for the whole family. If you've never tried it, check it out!



## Monitored Fire Alarms

Per the Village of BHI: 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.

### Fire alarm tips:

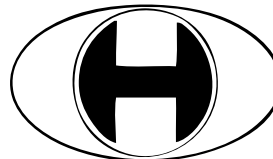
- 1) Make sure your alarm system is functioning properly by having it routinely inspected.
- 2) Ask your alarm service provider for recommendations on the various methods of connectivity for required monitoring services, given your current alarm system configuration.
- 3) Change your smoke alarm batteries every six (6) months.
- 4) Have adequate power surge protection and battery backup for your fire alarm system.



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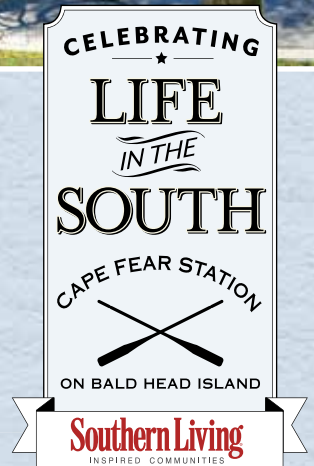
# Meet *Southern Living's* Inspired Community of the Year



*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.



## BALD HEAD ISLAND LIMITED

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## BHI Questions? Your Municipality — The Village of BHI

Incorporated as a municipality in 1985, the Village of BHI has all the powers, duties, rights and privileges granted and imposed upon municipalities by the general law of the State of NC.

Village municipal services include: enforcement of ordinances; building permits; public safety (fire, emergency medical services, law enforcement and water rescue); animal control; licensing and registration (including golf cart registration); road maintenance; utilities (water and sewer); tax collection; garbage, recycling and yard debris collection and disposal; US Post Office and Island Package Center (IPC); contractor services; Village parks (The Commons and Whale Head Park in Cape Fear Station, Marina Park); shoreline stabilization; flood protection; emergency preparedness; and more.

For information, visit the Village website at [VillageBHI.org](http://VillageBHI.org). The main office phone number is 910-457-9700.

## BHI Transportation Authority Update

At the public session of its January 2021 regular meeting, the Bald Head Island Transportation Authority's (BHITA) Board of Trustees discussed detailed plans for concluding its legislative mandate — that is, to determine the appraised value of the BHI ferry transportation system and negotiate the purchase of that system with its current owner, BHI Limited. It's also responsible for securing the bond financing as well as closing and preparing for operational transition.

Treasurer David Jessen — a former BHI homeowner — discussed the resolution that will be presented at the next meeting that will amend the FY 20/21 budget to reflect costs of operating the ferry system from March through June 30, 2021. Ted Cole of Davenport, who serves as BHITA's public financing consultant, laid out the financing calendar to transfer the assets to BHITA from BHI Limited. The schedule, which presumes the requisite approval of the purchase agreement between the BHITA and BHI Limited will be granted by the NC Local Government Commission on


February 2<sup>nd</sup>, shows numerous activities during the month of February. A preliminary offering statement that provides information about the system's future viability is being developed that the BHITA and its consultants will use to market the bonds needed to purchase the system. BHITA expects underwriters and private investors to make offers to purchase bonds from BHITA in February and, assuming no changes to the financing schedule, the asset purchase agreement will close in March and all assets will be subsequently transferred to the Authority.

Village of BHI Mayor Andy Sayre repeated his request that the Authority provide a presentation for BHI property owners, business owners and employees that would discuss the purchase agreement's presumed asset value and projected increases in ferry tickets, barge rates and parking. BHITA Chair Susan Rabon did not commit to such a presentation but stated the Authority will work with the Village and others like BHA to distribute information to owners. She further stated that the Authority is in the initial stages of determining its operational governance, including hiring an executive director and other staff to move forward. Rabon said, "There's a lot going on and very few people to do the work. But, we'll get there."

BHI Limited CEO Chad Paul provided an update on the ferry operations. In December 2020, ferry ridership increased by 14% over the three-year average. He projected the 4<sup>th</sup> quarter of 2020 will likely be the highest in the company's history in terms of ferry ridership and barge service. He reported that a medical emergency evacuation due to COVID occurred over the New Year's weekend. About 100 people were removed from the ferry, and the patient and public safety officer

were isolated in the ferry's cabin while the ferry mates and captain remained in the wheelhouse. Once on the mainland, the ferry was taken offline and sanitized prior to being returned to service.

Paul also reported BHI Transportation's first documented occurrences of COVID exposure among the employee ranks. Two employees reported they had been exposed and were quarantined. All employees who worked with the exposed employees were tested, with negative results. He expressed concern about the increasing numbers of COVID cases in Brunswick County and handling a widespread outbreak among employees if that were to occur before the vaccines are available to local employees.

The BHITA's next meeting is scheduled for February 3, 2021, at 9:15am and will be held electronically. Contact Village Clerk Daralyn Spivey ([dsipivey@villagebhi.org](mailto:dsipivey@villagebhi.org)) for information on how to access the meeting. 

## February 2021

BHA Board Meeting/Board Retreat	TBD
Village Council Regular Meeting and Retreat	2/2/2021
BHI Transportation Authority (BHITA) Meeting	2/3/2021 9:15am
ARC-A Meeting	2/5/2021 10am
Valentine's Day	2/14/2021
President's Day	2/15/2021
ARC-B Meeting	2/19/2021 10am

## Save the Date in March:

ARC-A Meeting	3/5/2021 10am
BHA Board Meeting	3/12/2021
Daylight Saving Time Begins	3/14/2021
St. Patrick's Day	3/17/2021
BHI Transportation Authority (BHITA) Meeting	3/17/2021 9:15am
ARC-B Meeting	3/19/2021 10am
Village Council Meeting	3/19/2021 10am
Spring Equinox	3/20/2021

## Around the corner in 2021:

BHI Artisans Show & Sale	4/3/2021
Easter Sunday	4/4/2021
Tax Day	4/15/2021

## Ongoing:

Village Chapel Virtual Services:	Sundays 10am
AA Virtual Meetings:	Mondays & Thursdays 8am
(Zoom Group: #3909737348, P/C: 217739, Email: <a href="mailto:sober.1day.at.a.time@gmail.com">sober.1day.at.a.time@gmail.com</a> )	

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[www.BrunswickCountyNC.gov/health/coronavirus/vaccines/](http://www.BrunswickCountyNC.gov/health/coronavirus/vaccines/)

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