



Bald Head Association

June 2022
Volume 33, No. 6

Island Report

Communication, Advocacy and Protection of BHI Property Values

Insurance Questions for BHI Property Owners

Many questions about insurance arose in the wake of Hurricane Florence which hit Bald Head Island in September 2018. With the slow-moving hurricane's extended length of time dumping torrential rain throughout the Carolinas, including Bald Head Island, damages left many property owners with questions about insurance for golf carts, wind-driven rain and flooding. Property owners dealing with a storm for perhaps the first time back then have learned the importance of a good insurance policy and a well-informed agent in preventing problems after a hurricane.



BHA hosted a panel of insurance professionals to answer property owners' questions in February 2019, and the information is still relevant today, especially for the many new property owners on BHI. You can find the video at www.youtube.com/watch?v=XU8Dtxn1NE or click on the accompanying QR code

with your phone camera to take you there directly.

Panelists included Dr. Michelle Osborne, Chief Deputy Commissioner, NCDOT (NC Department of Insurance); Marcia Kelly, Regional Director — Coastal Southeast, NCDOT;

Angela P. Hatchell, Deputy Commissioner Agent Services Division, NCDOT; Jerry Frye, Hazard Mitigation Program Supervisor Floodplain Management and Insurance, FEMA/DHS; and Bob Keiger, retired insurance professional and BHI homeowner.

According to Dr. Osborne, homeowners on Bald Head Island should have these policies at a minimum:

1. Flood policy
2. Standard homeowners policy (i.e., HO-3 or HE-7), including wind-driven rain, replacement cost for house and endorsements such as sewage backup
3. Wind and hail policy
4. Auto policy for golf carts

Dr. Osborne explained that a dwelling policy is not a comprehensive policy. And a dwelling policy does not cover wind-driven rain. Named perils coverage on a dwelling policy is not comprehensive. Though it may be less expensive, you should ask your agent the best form for the risk. Dr. Osborne said, "I would rather see you have a higher deductible than have a dwelling policy."

Continued on page 12

BHA's 2022 Priorities

Started in 2014, BHA's Board of Directors establishes top priorities to focus on each year at its February retreat. *Island Report* articles help keep members informed about priority updates. Here's an update on 2022 priorities.

1. Cooperation with all Island entities

- a. Mulch Site/Boat Park — Several members of the Board have toured the Mulch Site and proposed site for the Boat Park's move. The move is necessary to ensure the Village has designated storage space at the Mulch Site for storm debris, in order to be reimbursed by FEMA in the event of a major storm. The Village leases this

land from BHA, and a new lease will be needed. Robert Drumheller is the Board representative for this project.

- b. Land bridge at the Villas — The Villas HOA requested that the wooden bridge adjacent to the Club be replaced with a land bridge similar to those existing in the area. Joe Brawner is working with the Villas and Bruce Marek on this issue.
- c. Master development plan — This is the historic area of Lighthouse Wynd and includes the Village's new Village Hall plans and Old Baldy's new and expanded plans. Tiffany Williams is the BHA Board representative for this project.

Continued on page 14

In this issue:

Architectural Review Committee (ARC)..... Page 2
President's Letter.....Page 3
Village of BHI Updates..... Page 4
BHI Conservancy.....Page 5

Old Baldy Foundation — History..... Page 11
ARC Violation Focus — Lights..... Page 13
Old Baldy Foundation — Event.....Page 14
Thank You, Karen Mosteller!..... Page 16



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

Sharon Beasley, ARC Associate, at sharon@baldheadassociation.com or for urgent ARC matters, call 910-477-7246.


For all questions about trees and vegetation, email trees@baldheadassociation.com.

Architectural Review Committee (ARC) Needs Volunteers

ARC still needs volunteers, due to a larger-than-normal number of volunteers rotating off the ARC in January 2022 because of an overlap of committee terms beginning in the same year of the merger with the former Stage II. In order to stagger future term lengths, BHA is seeking 1-, 2- or 3-year commitments.

Eighteen ARC members are allowed per BHA Covenants. Currently, there are six in Section A and seven in Section B. **ARC needs YOU!** Members with a background in art,

design, landscaping, architecture, engineering, conservancy and/or human resources are encouraged to volunteer. Please consider helping Bald Head Island with your time, skills and knowledge.

To volunteer, simply complete the online volunteer application at www.baldheadassociation.com/bha-volunteer-application, save it and email it to Executive Director Carrie Moffett at carrie@baldheadassociation.com. Thank you! 

Let's Talk about Paint

Do You Know about ARC's Paint Color Ideas Reference Book?

When talking paint, where to start is the number one question. Relax! ARC staff members are here to help. If you are painting the exterior of your house with the same colors as the last-approved ones, call your painter and get started — the same exterior paint color palette does not need to be reviewed again. If you cannot remember or don't know the paint color names and reference numbers, you can request them by contacting ARC Associate Sharon Beasley at sharon@baldheadassociation.com.

If you're changing your paint colors, start by reading page 131 in the current Design Guidelines at www.baldheadassociation.com. Need help finding the right selection? Read on.

The selection of a home's exterior paint color is an important decision. Paint and trim colors enhance the architectural design and represent the character and charm of a home in addition to the owner's personality and preference. Though there are hundreds of paint color options, not all colors are appropriate on Bald Head Island, in keeping with BHA's guidelines. For example, the Design Guidelines state:

Due to the density of the housing in Cape Fear Station, the choice of colors is of the utmost importance.

Colors not only need to be compatible with the Island environment and chosen to emphasize the home's design



elements, but they also must be compatible with existing colors on adjacent homes.

Narrowing down and selecting paint color options can feel overwhelming. And once colors are chosen, a Paint Application (with paint chips) must be submitted to the ARC for review. Sometimes a paint color choice is denied by the

Continued on page 16

BHA President's Letter ~ Alan Briggs

In the last couple of months as President of BHA's Board of Directors, I have had the pleasure of working with Chris McCall, our Bald Head Island Village Manager. We were working on a joint project between BHA and the Village. What a treat it was. Let me tell you a little about Chris and his position.

Bald Head Island is a village. Under North Carolina law, a village is one form of a local government unit, just like a city or a town. The Village of Bald Head Island has a council/manager form of government. The Village Council establishes the Village policies. The Council is made up of five (5) members — four (4) councilors and a mayor. All of these are non-paid volunteers. They give their time freely and for free.

The Council appoints a trained, professional Village Manager as a full-time employee to run the Village administration. Chris McCall was appointed as Village

Manager on February 23, 2016. Let me review his education and experience prior to that appointment, with the help of the Village's website.

After high school Chris served as a Communications Specialist in the U.S. Army (1991-1994) and was fortunate to be stationed in a Support Group for the 25th Infantry Division based in Schofield Barracks, Hawaii.

Thereafter, he returned to school and received his Bachelor of Science in Urban & Regional Planning in December 2000 from East Carolina University. He then worked for Brunswick County as the County Land Planner.

On September 15, 2004, the Village enticed Chris to leave Brunswick County employment and join the Village as the Assistant Village Manager and Planning Director of Bald Head Island. Under the direction of Village Council, Chris' responsibilities included serving as the Budget and Personnel Officer performing administrative and managerial work to direct all Village staff, activities and projects assigned to him by Council. This included managing capital projects and village departments including Public Works, Utilities, Public Safety, Business Services and Administration.

Chris also serves as an information resource to elected officials on important issues, advising them of needed ordinances and policies that will ultimately enhance and benefit the public interest. In general, these efforts are intended to protect the health, safety and general welfare of the public to include the Island's full-time residents, part-time residents, weekly renters, daily tourists and all employees working for the various entities on BHI.

While employed full-time, Chris continued on with his education. He earned a Masters of Public Administration with a focus on Coastal Management from the University of North Carolina at Wilmington in 2012. In 2015, he completed the Municipal Manager's Course at the School of Government at the University of North Carolina at Chapel Hill.

On our joint project, I got to see Chris in action and get to know him a bit. He is a skilled and educated consummate professional who works full-time to make our Island paradise as good as it can be. I would get emails from him on Saturdays

Continued on page 19

The Snake Man

By Alan Briggs

I drove back to my garage and got out of my golf cart then I saw him on the cold concrete floor coiled, black with green diamonds tattooed on his skin forked tongue out, hissing, narrow dark eyes five feet long I called 911 — within minutes He came — a Bald Head Island Public Safety Officer Chip — also known as — The Snake Man about 5' 9" black hair combed straight back dark complexioned, closely set eyes built like a fullback he carried a 6-foot aluminum pole with a retractable wire loop on the end they looked at each other, quietly, respectfully like two veteran gun fighters in the old west getting ready to draw their guns Chip cast the wire loop the snake slithered afar Chip cast again "got him" it was over Chip tightened the loop midpoint on the snake and carried him to a field about 75 feet away then he lowered the pole loosened the wire loop and released his friend to return to the maritime forest.



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Village of BHI Updates

By Carin Faulkner, Village Public Information Officer

Hurricane Season Is Here — Make Sure You Are Ready

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

Colorado State University's Tropical Weather & Climate Research Division, which has a well-respected research team, anticipates that the 2022 Atlantic basin hurricane season will have above-normal activity. They have forecast 19 named storms, 90 named storm days, nine hurricanes, 35 hurricane days, four major hurricane, and nine major hurricane days.

Village officials have already begun preparations, including reviewing the Village's Emergency Management Plan (EMP), ensuring contact information is up-to-date, equipment is in working condition and that the off-island Emergency Operations Center (EOC) contract is renewed for this year.

Here are some steps YOU can take to prepare:

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

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

Find the Village on Social Media. During the last few storms, the Village has used its social media accounts to distribute information and photos. Please follow or like us on our Facebook (www.facebook.com/villagebhi), Twitter (www.twitter.com/villagebhi) and Instagram (www.instagram.com/villagebhi) channels.

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

Create an emergency preparation plan for your property to include emptying refrigerators/freezers, securing outdoor furniture, clearing loose and clogged rain gutters and downspouts.

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

Continued on page 14

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June 16th — World Sea Turtle Day Celebration

By Melissa Blackmon,
Chief Development Officer

Join the Bald Head Island Conservancy to celebrate World Sea Turtle Day on Thursday, June 16th! The Conservancy has a number of fun activities planned for the afternoon to celebrate the Island's beloved sea turtles. World Sea Turtle Day coincides with Dr. Archie Carr's birthday — Dr. Carr is considered to be the "father of sea turtle biology."

The Conservancy's activities begin on campus with our education team. They will be hosting a number of activities — crafts, Sea Turtle 101, Mock Excavations, a trash pick-up and more.

Turtle Central's celebration begins on their front porch at 10:00am. All shoppers will receive a free tote bag, perfect for trash pick-ups along our beaches (while supplies last). Turtle Central will also have red-light flashlights and sticker giveaways, magnets sharing safety tips, bumper stickers and more. Sea Turtle Cookies will be available on TC's porch while supplies last. There will be a mermaid hair artist on the porch until 12:30pm — free sparkling strands of mermaid hair to the first 20 people in line.

Free family friendly activities resume from 4:00-5:30pm at the Maritime Market Pavilion. Free trash pick-up totes will be available while supplies last. From 4:00-4:30pm, our staff and interns will be on hand to share some educational tips for the summer. We will hand out Terrapin Excluder Devices for crab pots and demonstrate how to use them to protect diamondback terrapins. (Check out our article in the May 2022 Island Report on page 7 at www.baldheadassociation.com/island-report-archives.) From 4:30-5:30pm, our Sea Turtle Biologist, Paul Hillbrand, and his team of interns will be joining us to share everything you need to know about the Bald Head Island Conservancy's Sea Turtle Protection Program.

Our team will also have our new Sea Turtle Starter Pack kits available, with a small donation to the Bald Head Island Conservancy. For more information on World Sea Turtle Day, look for updates on our social media or email melissa@bhic.org.



The Bald Head Island Conservancy is excited for a new Sea Turtle Education endeavor for the 2022 season, Sea Turtle Protection Program signs will be placed at every beach access to educate our visitors about Sea Turtle etiquette.



RAISE YOUR HAND TO HELP THE CONSERVANCY IN THIS YEAR'S JULY 4TH SILENT AUCTION AND RAFFLE

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Special thanks to:

Simply Southern, Maritime Market, Bald Head Island Limited, Atlantic Realty Professionals, GEM Cart, and Brian Young's Landscaping



BHIC.org/Raffle



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"I recently worked with Chris and his team on a refi and the process couldn't have been any easier. Chris and his team were very responsive and got me the best rate available. As a busy professional myself, I certainly appreciate their commitment to technology and a very efficient process. I couldn't recommend them any higher."

-Chad H.



BHI Pirate Invasion 2022

Pirates will begin arriving on Friday, August 5. Some will be setting up their encampment sites at Marina Park, and others will be roaming the Island, occasionally breaking out in song or possibly brandishing swords. They are liable to pop up anywhere, so be on the lookout!



On Saturday, August 6, there will be activities at Marina Park (111 Keelson Row) from 10:00am to 5:00pm, including musical performances,

sword fighting displays, living history demonstrations, a treasure hunt and much more. At approximately 2:15pm (dependent upon the tide), a ferocious canon fight will take place at Beach Access #5 between Captain Sinbad's crew and the pirates on shore. On Saturday evening, there will be a party at Will O' the Wisp (98 Keelson Row) beginning at 6:00pm, followed by ghost walks after dark.

On Sunday, August 7, from 10:30am-12:30pm, join us for "Pancakes with the Pirates" at Jules' Salty Grub & Island Pub (16 Marina Wynd). Dress up to be part of the costume contest and get your photo taken with a pirate.

For more details, please visit our Facebook page (BaldHeadIslandPirateInvasion) or our website at <http://baldheadislandpirateinvasion.com>.

BHA Welcomes Kimberly Bandera, ARC Specialist

As ARC Specialist Karen Mosteller moves closer to retirement, BHA welcomed Kimberly Bandera to help transition Karen's duties.



Kimberly is BHA's new ARC Specialist. She works exclusively with the Harbour Association's Architectural Review Board and Middle Island POA's Architectural Review Committee.

Kimberly moved to Southport in 2002 and regularly visits Bald Head Island with her husband on their sailboat. Her background includes architecture, real estate and marketing, as well as two terms as president of Coastal Water Watch. She is delighted to be part of the process in supporting BHA's commitment to architectural integrity and environmental stewardship.

For Harbour Architectural Review Board questions, email Kimberly at: harb@baldheadassociation.com. For Middle Island POA Architectural Review questions, email Kimberly at kim@baldheadassociation.com. For urgent matters, call 910-457-4676, ext. 29.

BHA Welcomes Sharon Beasley, ARC Associate

Sharon manages the Architectural Review Committee (ARC) submittal intake; corresponds with owners, designers and committee members; generates meeting agendas; manages equipment for online meetings; assists with property owner requests; and more.



Most of Sharon's work experience has been in bookkeeping, office management and administration. She has also spent time teaching, working as a personal assistant and other roles. She is passionate about helping others and served in various volunteer roles working with teens, children and adults. She served as a volunteer mediator for over five years with the Mediation Center of the Southern Piedmont. Sharon also served in several leadership roles such as Youth Leader, Drama Director and Children's Church Coordinator. Contact Sharon at sharon@baldheadassociation.com.



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A Simple Thank You

By Carrie Moffett, BHA Executive Director

A former boss and mentor once told me that life happens when you're making plans. I've thought of her many times during the last several months because her words rang true for me in January.

Just two days before Bald Head Association's Annual Meeting, I had a seizure caused by a previously undetected meningioma — a tumor that had slowly grown on my brain's lining over the past decade. Suddenly, finishing the "to do" list for the meeting became less of a priority. Here's where BHA's amazing staff and Board members stepped in.

Carol Collins worked hard to keep the organization running seamlessly until I could get back on my feet. Every day, Carol had a "can-do" spirit and took on every email, every question and even every complaint with a smile and a positive attitude. I'm grateful for her leadership.

The staff's professionalism and care has never been more evident. Every single staff member rose to the occasion, working together and determined that the service to our members remained unwavering. I'm grateful for their commitment and their teamwork.

I've long admired our Board members' diverse experience and shared love of BHI. In my absence, all of the Board members engaged with staff, other Island entities and BHA's attorney, often requiring additional time preparing for meetings and phone calls. Alan Briggs, in particular, carried much of that weight. I'm grateful for their support.

There have been numerous property owners who've sent cards, texts and flowers; contributed funds for meals and even cooked and delivered meals while I was recovering. Several staff members relayed that many, many property owners have asked about my status. I am grateful to all for their kindness.

With this support, I've been able to focus on my recovery.

After the removal of the tumor (which was benign, thank goodness), I've spent hours envisioning myself riding the ferry, smelling the salt air, catching sight of brown pelicans overhead and watching the waves in the changing tide. I've returned to the office (part-time for now) and look forward to getting 100% back on track in the coming weeks.

To the staff, Board members and property owners, know that within the two simple words of "Thank You," there holds a tremendous amount of gratitude.





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Questions?
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Dale Giera, owner and master craftsman, created Trinity Design Build on Bald Head Island after building custom, award-winning homes in the Triangle area for more than 30 years. Being an island property and business owner with a keen eye for design, Dale aims to complete projects with proficiency, integrity and exceptional skill. Stop in to discuss your construction needs at Dale's office on the island at Station 32 Edward Teach Extension.



CONTACT
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BUILDING AND RENOVATING FINE HOMES ON BALD HEAD ISLAND



John Richard Newton

Deep in the pine scrub of Carolina Beach, where the kingdom of cicadas, deer and the occasional black snake resists the domain of boardwalks silhouetted against neon lights, rests a humble family cemetery.¹

Here, tombstones dot a landscape that gently tumbles westward into the Cape Fear River. Some tombstones proclaim their soul proudly, while others barely whisper their names through decades of erosion and moss. This hillock cemetery bears the legacy of the Newton Family, a family history that poignantly illustrates life in the 19th century Lower Cape Fear. This hill watched Newtons pilot rivers and bars using lighthouses operated by their uncles, brother, and cousins. On the hillock's slopes, the Newtons worshiped their Lord as the area's original Methodists. Here, the Newtons celebrated and quarreled, welcomed babies and mourned drownings, lived free and lived enslaved. With the Newtons, historians are presented with a case study of how the Lower Cape Fear's landscape dictated life, death and rebirth within the land, within the waters and within the individuals who called the land and waters home.

The story of John Richard Newton and his family poignantly illustrates life in the 19th century Lower Cape Fear. John Richard Newton served as the first keeper of Old Baldy Lighthouse when the Lighthouse Service reestablished the

*By Travis Gilbert, Former Educator
and Collections Coordinator*

navigational aid in 1880. The Old Baldy Lighthouse remained extinguished from 1886-1880 due to mariners' preference to use New Inlet when entering the Cape Fear River. A hurricane created New Inlet in 1761, located roughly ten miles north of Bald Head Island. While constructing the Old Baldy Lighthouse to designate Old Inlet, the Customs Collector for the Port of Wilmington facilitated the construction of Federal Point Lighthouse to guide mariners into New Inlet. John Richard Newton's father, grandfather and great uncle served as keepers of Federal Point Lighthouse throughout the Antebellum Era.²

New Inlet served as the seat of the Newton Family. A majority of Newton men served as river pilots, guiding ships into the Cape Fear River using knowledge and skills honed through generations of Newton family members plying the Cape Fear waters. James Stokes Newton, father of keeper John Richard Newton, served as the last keeper of the Federal Point lighthouse before the Civil War. In addition, John Richard Newton served as a river pilot and commissioner of education for the free school on Federal Point.

John Richard Newton owned slaves, along with most of his relatives. Some Newton men participated in Democratic Party politics on the eve of the Civil War. In addition, one of the first Methodist Churches in the region (and perhaps North Carolina) was constructed by the Newton family on land

Continued on page 19

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••• Continued from page 1 (Insurance Questions for BHI Property Owners)

She recommends getting an HO-3 or HE-7 policy, and you should add a replacement cost so that you don't receive a depreciated amount of your home's value if it is destroyed. An HO-3 policy covers mold up to \$5,000.

Dr. Osborne added that golf carts should be covered on an auto policy, not a homeowners policy, and homeowners should carry both comprehensive and collision. Golf carts on a homeowners policy are not covered for liability or for flood. Panelist Bob Keiger added that homeowners should review their deductible for golf carts and verify the location that the rate is based.

A widely discussed topic following Hurricane Florence was refrigerators — the food loss and cleaning up the smelly mess. Dr. Osborne explained that a refrigeration coverage endorsement is under an HO-3 and has a maximum coverage of \$500. She continued, "Don't just turn in a claim. The insurance companies look at how many claims you have."

Dr. Osborne's presentation discussed the definition of a flood and what does not constitute a flood, which is covered by the federal government. She clarified that water damage from a windstorm is covered by a wind and hail policy, not a flood policy. Of the 10.2 million people in North Carolina, there are 134,000 flood insurance policies (2019 statistics). Jerry Frye added, "If you live in an area that has rain, you should have flood insurance."


There are separate adjusters for wind and flood, which rely on inspection of the property and expert opinions. Flood disputes

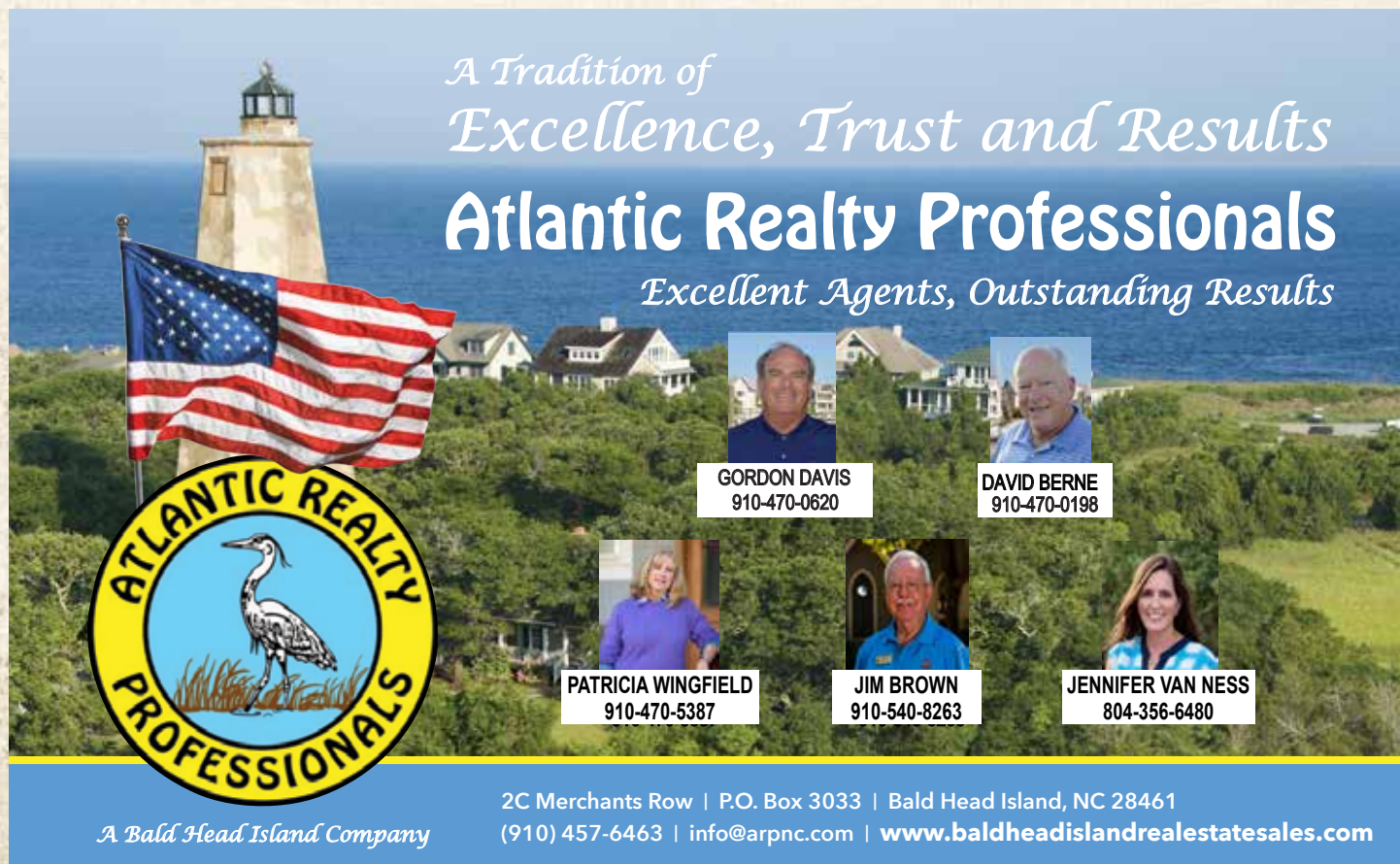
are handled in federal court, and wind and hail disputes are handled in state court.

There was a lengthy discussion regarding Bald Head Island's additional charges for materials and labor costs (to cover barge, ICE vehicle permits, ferry and parking costs) that are not represented in the general 28461 zip code for Brunswick County. When one homeowner posed this question to the panel, stating that adjusters are not taking this into consideration with estimates, Bob said, "You have articulated the crux of the problem."

For NCJUA/NCIUA (North Carolina Joint Underwriting Association/North Carolina Insurance Underwriting Association) claims handling, North Carolina allows three years to file a claim. There were many more important points made about insurance coverage, such as for an evacuation, which doesn't necessarily mean that the insurance company has to pay for loss of use.

NCDOI stated that they will be working on statewide flood initiatives such as educating realtors and brokers, educating consumers and allowing private companies in North Carolina to sell flood insurance.


Do you have additional questions about insurance? NCDOI contact phone numbers are listed on their presentation, which you can view on the BHA website (www.baldheadassociation.com/Insurance_Resources). 




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ARC Violation Focus of the Month — Exterior Lights and String Lights

With many new property owners on Bald Head Island, those new to living on a barrier island may not be aware of the Design Guidelines that cover what exterior changes to homes and landscaping first need prior approval from the Architectural Review Committee (ARC). Keep in mind that ARC volunteers are also your BHI neighbors.

Each month, we'll focus on a prevalent violation. This month's topic is exterior lights and string lights. As you settle into the special outdoor space around your BHI home, you may look around and think, "I'd like to put up some string lights for ambience." Exterior string lights are not allowed on Bald Head Island. Read on to learn more about exterior lighting in general and, specifically, string lights.

First, let's cover the Design Guidelines aspect. For full details, refer to page 129-130 of the current Design Guidelines, which can be found at www.baldheadassociation.com. For any questions, contact Mary Anne Steele at maryanne@baldheadassociation.com or 910-457-4676, ext. 31. Specific points are detailed here:

Light pollution is avoidable. Homes on the island must be extremely frugal with exterior lighting. All exterior lighting fixtures, regardless of design, are subject to ARC approval. All lighting will be baffled to prevent direct visualization of the light source. No holiday or string lighting is to be used for exterior decoration any other time during the year, including clear or white lights, nor is it permitted to be used to illuminate any exterior steps, porches, arbors, structures, etc., any other time of year.

Next, let's cover exterior lighting from a neighbor's perspective. The accompanying photo shows what string lights looked like through the woods until the property owner was notified and advised to remove them. Notice how bright and obtrusive these exterior string lights appear from another angle, among BHI's natural beauty. Once staff became aware of this violation, the property owner was notified and quickly removed the string lights.



Next, if your home faces the ocean, let's cover exterior lighting from a sea turtle's perspective. Hopefully, everyone knows about the Village's exterior lighting ordinance during Turtle Season — the sea turtle nesting and hatching season that lasts every year from May 1 through November 15. Lights that shine onto a nesting

2022 ARC Violations: 11

Work done without ARC approval: 7

Lighting violation: 2

Clearing/cutting/trimming of trees and understory vegetation: 2



beach can draw turtle hatchlings away from the ocean and off the beach, where they have a slim chance of survival. Beach lights can also scare away females crawling ashore to nest.

To emphasize this point, read an excerpt from the BHI Conservancy's article in the February 2022 *Island Report*:

On the morning of August 13, 2021, the Bald Head Island Conservancy's Sea Turtle Protection Team came across an unsettling sight. A loggerhead sea turtle nest on South Beach had boiled overnight, and every hatchling track led to the dunes, instead of the ocean. The team was unable to recover

Continued on page 17

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Bald Head Island Honors and Celebrates Old Baldy for National Lighthouse Day August 5th-7th

Old Baldy stands tall as an icon to the significance of maritime history, Bald Head Island, the Cape Fear region and North Carolina. All over the nation, organizations honor and celebrate the critical role lighthouses have played in the development of our waterways and coastal communities on National Lighthouse Day, August 7th. Join the Old Baldy Foundation to gather as a community as we pay tribute to our beloved lighthouse over the weekend of August 5th-7th.

The weekend will feature a roster of activities, including cocktail parties, living history reenactments, a family friendly festival and more. It will culminate with a 5k/10k race at dusk that finishes under the light of Old Baldy. Head to www.ldbaldy.org to find more details, purchase tickets to various events and make your plans! Please contact abby@ldbaldy.org with inquiries.



Photo by Kenneth May

••• Continued from page 1 (BHA's 2022 Priorities)

- d. Lagoons — Several lagoons are owned by both BHA and the BHI Club, and the Club has been maintaining the lagoons. Robert Drumheller and Joe Brawner will discuss legal issues with BHA's lawyer regarding giving ownership (and liability) of some of the lagoons to the Club and/or Village.
2. **Architectural Review Committee** — The ARC staff, ARC chairs, BHA Board members and Mayor Quinn met recently to discuss the ARC process. Immediate changes include reassigning personnel to ARC to check for submittal completeness and to contact the owner (and professional) in the case of incomplete submittals to help expedite the ARC process.
3. **Violations** — No updates.
4. **Communications and transparency** — All is well. *Island Report*, Compass and social media communications are active.
5. **Welcome and integrate new homeowners and members and education and recreation** — No updates.
6. **Staff** — To help staff be more productive, an internet connection upgrade is needed. Quotes from Spectrum and FOCUS were obtained; however, FOCUS then withdrew its quote. The quote from Spectrum was presented to the Board and was approved.
7. **Financial stability** — Denise presented the March financials and reported that the 2021 taxes have been completed and filed. Auditors are currently working on the 2021 audit.

••• Continued from page 4 (Village of BHI Updates)

Build an emergency kit. Keep it ready at home, at work and in your golf cart. The ready.gov website has some ideas on what to include in your kit.

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

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

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

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

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

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

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



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Thank You, Karen Mosteller!

It is with heavy heart and much gratitude that BHA wishes Karen Mosteller best wishes in her retirement. As former Architectural Review Coordinator for eight and one-half years, Karen oversaw and assisted many property owners through the ARC's building and renovating processes. We thank her for her professional knowledge and skills, her hard work and her positive, eager-to-help outlook.

Karen trained our new coordinator, Fran Pagliaro, and helped transition the management of both the Middle Island and the Harbour architectural review processes to BHA. She then trained Kimberly Bandera to oversee those duties.

In Karen's honor, BHI property owner Susan Andrews purchased an Honor Tree in conjunction with BHA's late fall 2020 "Operation Re-Forest — We Forest." BHA thanks Karen for helping ARC and its members. Her exemplary work as ARC Coordinator and her interest and support of BHI's unique native plants has truly made a difference. 




... Continued from page 2 (Let's Talk about Paint)

ARC due to the home's environment (forest vs. beach), a neighbor's similar paint color, a neighborhood's color scheme or other reason. ARC is here to help property owners with **ARC's Paint Color Ideas Reference Book**.

The reference book has been updated recently, with the help of BHI neighbors with a flair. It shows color pallet ideas appropriate for both forest and beach homes. Note that colors are not pre-approved and that property owners still need to submit a Paint/Color Application, which is reviewed on a case-by-case basis by ARC. And, as always, ARC written approval is required prior to beginning work. Reference page 23 of the Design Guidelines for additional information.

The Paint Color Ideas Reference Book can be viewed in person in the ARC office. For an appointment to view the reference book, contact Sharon Beasley at 910-457-4676, extension 23, or email sharon@baldheadassociation.com.

When submitting a Paint/Color Application, don't forget to include paint chips, which are required for all Paint/Color Applications. Paint chips can be found at paint, hardware and home improvement stores in the paint section. Include all necessary paint chips to help ensure no delays in processing your application. Forms are available online at www.baldheadassociation.com/architectural-review-and-design-guidelines. Mail completed applications with affixed paint chips to: ARC, PO Box 3030, Bald Head Island, NC 28461. 

••• Continued from page 13 (ARC Violation Focus of the Month — Exterior Lights and String Lights)

any live hatchlings after following each individual hatchling crawl to its end.

The hatchlings exhibited a behavior known as mis-orientation, meaning the hatchlings' sea-finding abilities were impaired by bright, white, artificial light coming from houses along the dune line. When hatchlings emerge from beneath the sand at night, they instinctively orient themselves towards the brightest horizon, historically seaward. The moon and stars reflect off of the ocean's surface, creating a brighter horizon than the dark silhouette of the dunes, guiding the hatchlings to the ocean. Present-day artificial lighting can reverse this, making the historically dark dunes the brightest horizon.


As hatchlings are instinctively attracted to the brightest horizon, the artificial light mis-ori-ents and attracts them toward the dunes. The hatchlings will continue to crawl towards the artificial light until they succumb to a predator, exhaustion or heat, or if the light is turned off.

Dark beaches are not only important for hatchlings, but they are also important for nesting female sea turtles. Research has shown that beaches with less light pollution have higher nesting activity than those with significant light pollution. Sea turtles' eyes are less disturbed by long wavelengths of light such as amber and red. This is why

the Bald Head Island Conservancy asks nighttime beachgoers to use a red flashlight. (Read the BHI Conservancy's full article in the February *Island Report* at www.baldheadassociation.com/island-report-archives.)

Next, let's cover from a dark sky point of view. Several property owners have recently revived an interest in helping to preserve Bald Head Island's dark skies, which is especially unique on the eastern seaboard. The less light pollution, the better the stars, planets, nebulae, galaxies and secrets in the universe (such as our own Milky Way Galaxy) are visible to the naked eye. There's even better viewing options with binoculars and telescopes. Let's all help to preserve the night sky on Bald Head Island.

Last, every property owner who rents and has guests (family and friends) needs to help educate visitors about using room-darkening shades on ocean-facing homes, using baffled outdoor lights frugally, not using outdoor string lights anywhere and using red or amber flashlights on the beach.

Quick tidbit: Check out NASA and Michigan Technological University's "Astronomy Picture of the Day," commonly known as "APOD" at <https://apod.nasa.gov/apod/astropix.html>. Every day has a new picture of something incredible in our universe. Scroll below the picture for additional details as well as archived images. You will be amazed! 



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


while he was walking with his son at a local park. I would get detailed responses on Sundays to questions I had.

For many years in his work for us, Chris concentrated his efforts on our beaches. Along with previous Mayor Sayre and now with Mayor Quinn, he has led the daily fight to save our beaches and build our dunes to protect our Island. He has fought to get the financing and authorization to build the terminal groin we now have that protects South Beach and West Beach.

He works very, very hard for us and clearly does an outstanding job. In our joint project, he worked closely with the BHA Board of Directors and staff and was incredibly thorough, professional and patient with all of us. Whatever we wanted from the Village, he got it for us.


One statement Chris made told me a lot about who he is. In response to a question as to whether or not certain action the Village was proposing would harm the dunes, Chris stated, "I built those dunes. Not me personally, but I put my career in building those dunes for Bald Head Island. I am the last person on this Island that would do anything to endanger those dunes." This spoke wonders to me about how Chris cares for and tends to our Island.

We clearly need a strong and capable professional manager to lead our Island paradise into the future. We have one. We are lucky.

If you see Chris and talk with him, thank him for being here and being our Village Manager. 

••• Continued from page 11 (John Richard Newton)

deeded by Edward Newton Sr., a patriarch of the Federal Point clan. A cemetery today, located beside the site of Federal Point Methodist Church, bears the remains of many Newton family members.

Bald Head Island plays a significant role in the Newton family history. If you love history, check out www.oldbaldy.org. 

¹ National Register of Historic Places Application, 3/13/1997.

² Lighthouse service records indicate "James Newton, keeper: appointed October, 1849." The previous keeper, James Newton, is most likely the father of this newly appointed keeper. James Newton Sr. died in 1850.

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



June 2022:

ARC-A Meeting	6/3/2022	9:30am
NC Treasures Weekend	6/3/2022-6/5/2022	
Card Making Class	6/8/2022	2pm
BHA Board Meeting	6/10/2022	11am
Howl at the Moon	6/14/2022	7:30pm
ARC-B Meeting	6/17/2022	9:30am
Village Council Meeting	6/17/2022	10am
World Sea Turtle Day Celebration — BHI Conservancy	6/16/2022	
Island Treasures Community Yard Sale	6/25/2022	9am

Save the Date in July:

ARC-A Meeting	7/1/2022	9:30am
Bald Head Artisans Show & Sale	7/2/2022	10am
4 th of July Golf Cart Parade	7/4/2022	10am
BHI Conservancy Auction & Raffle	7/4/2022	
Calligraphy Class	7/7/2022	9:30am
BHA Board Meeting	7/8/2022	11am
Smith Island Art League Show & Sale	7/9/2022-7/10/2022	10am
Card Making Class	7/13/2022	2pm
Howl at the Moon	7/13/2022	7:30pm
ARC-B Meeting	7/15/2022	9:30am
Village Council Meeting	7/15/2022	10am

Around the Corner in 2022:

BHI Pirate Invasion	8/5/2022-8/7/2022	
National Lighthouse Weekend	8/5/2022-8/7/2022	
Bald Head Artisans Show & Sale	9/3/2022	10am

Ongoing:

Knitting Group:	Wednesdays	9:30am
Village Chapel Services:	Sundays 6/5-9/4	8:30am/10am
AA Virtual Meetings:	Mondays & Thursdays	8am
(Zoom Group: #3909737348, P/C: 217739, Email: sober.1day.at.a.time@gmail.com)		



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- Giggling Oyster owner

"You did an incredible job for me."

- former Fish Bowl owner

"We are so grateful for your amazing job! Thank you!"

- Villa 3 owner

"You have been nothing short of amazing over the past five years. We are truly grateful."

- No Hurry owner

"We're proud to be one of your customers."

- Dewey's Paradise owner

"Thanks for all you do. It is much appreciated."

- Elephant's Foot owner

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