



Island Report

Communication, Advocacy and Protection of BHI Property Values

1st in a Series — Welcome New Property Owners!

Bald Head Association (BHA) has seen a dramatic turnover in Bald Head Island property owners in the last few years. In fact, 45% of properties have turned over from 2018 through May 31, 2022.

First, BHA would like to welcome its new members. You become a BHA member once you close on a house or lot. We work for you, and BHA's Board of Directors (six members) and volunteers (currently a total of 51) of seven committees are your neighbors. BHA is Bald Head Island's largest property owners' association, representing approximately 2,000 members. The original vision of "living in harmony with nature" is still BHA's point of reference, with BHA's Covenants guiding that principle, utilizing the Design Guidelines.

What's in It for Me?

You may be wondering what BHA membership actually means for you. BHA's mission is to provide ethical, transparent leadership on behalf of our members through community advocacy, communication with and for our members and activities that sustain the values and attributes that make Bald Head Island unique. In pursuit of BHA's mission, our guiding principles are:

- Effective management of our Covenants, Design Guidelines and Common Areas
- Contribution to a well-informed public
- Action on such matters as the Board determines affects the welfare and recreation of its members and the beautification and conservation of the natural environment of the properties
- Encouragement of volunteerism and broad participation
- Sound stewardship of our financial and Common Area assets
- Close cooperation with other island entities
- Promotion of a long-term vision and strategy for quality of life



Let's start this new series by focusing on BHA and its role in environmental stewardship, the third bullet point.

BHA and Environmental Stewardship on Bald Head Island

The premise of BHA's governing documents is promoting environmental stewardship. With that mandate, keeping Bald Head Island natural is important for ecological reasons to ensure a healthy and thriving barrier island, including its beaches, forest and creek/marsh. The overall health and sustainability of BHI also helps protect your property values. Therefore, BHA encourages a natural environment and manages its Common Area in this manner. For example, that means if a tree must be felled on Common Area, BHA cut down, remove limbs and leave it in place.

Though many property owners are familiar with a suburban mindset of a well-manicured lawn surrounding homes on the mainland, Bald Head Island is different. The aspects of what drew many property owners to invest on BHI in the first place — BHI's natural beauty, the trees, the wildlife,

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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
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.



NO weedeaters

Property Owners — Ensure Your Service Providers Comply with Design Guidelines to Prevent Violations

There is a reason that the Architectural Review Committee (ARC) continually repeats the message about getting prior approval from ARC before ANY exterior work is done on your property. Too many property owners get stung with violations and fines because their service provider did the work without anyone contacting ARC for approval before the work began. Here are some costly examples of property owners who either didn't read the Design Guidelines or made an incorrect assumption that their service provider would work with ARC for the appropriate approvals.

Recently, a homeowner hired a landscaper to clear-cut the understory on his lot. The first problem is that clearing of the entire understory is not permitted and clearly stated in the Design Guidelines. The second problem is that neither the homeowner nor the service provider contacted ARC prior to any work beginning, which could have prevented this unfortunate occurrence. Now, the homeowner must work with ARC to submit a mitigation plan and hire a landscaper to purchase and replace plants that are native to BHI. The homeowner's cost just doubled or tripled (\$\$\$).

In another recent example, a homeowner hired a service provider to add decking on the exterior of his home, without either party going through the correct process of submitting plans to the ARC prior to any work being done. First problem is that exterior work was done outside of ARC. If he had gone through the ARC process correctly, a costly mistake of building beyond the homeowner's land and on BHA Common Area could have been avoided and saved the homeowner money. Unfortunately, the homeowner not only paid for the original work that was done incorrectly, now he has to pay for removing the entire decking in addition to fines (\$\$\$).

And one more example. A homeowner recently painted the exterior of his house without going through ARC approval. First problem is that a color change was done outside of ARC, and the second problem is that the paint

color chosen is not an approvable color consistent with the Design Guidelines. Not only did this homeowner pay for the first round of painting, now he has to re-paint the house in addition to paying fines (\$\$\$).

The ARC is here to help avoid costly and frustrating mistakes. Written ARC approval is required for any exterior change to your home or landscape before beginning the work. The only exception is if you are replacing old material with new, "same" material. For example, a roof with Dove Gray, Drexel Metal being replaced due to wear or damage with the same material is considered a "like" material, not a change. When you change something, such as replacing a shingle roof with a metal one or when you are changing an exterior color that's different from the approved one, here is the process:

1. Fill out the appropriate ARC change form application (online forms are at www.baldheadassociation.com/architectural-review-and-design-guidelines).
2. Submit the completed ARC change form application to arc1@baldheadassociation.com. You must mail or hand deliver the appropriate hard copy materials (fee payment, official manufacturers' paint chip, material specifications, site drawings, sometimes an updated survey, etc.), which must be included in order for the application to be considered complete. **Only completed applications will be reviewed by the ARC.**
3. Plan at least two months in advance. There are two ARC meetings each month — Section A and B for different geographic areas on BHI — and each have deadlines two weeks prior to the meeting date. Completed submittals turned in by the deadline will be reviewed at the next scheduled meeting for each section.

Note that if a submittal is found to be incomplete, you will be requested to complete the submittal by providing the requested information in a timely manner. If the

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BHA President's Letter ~ Alan Briggs

Getting a Good Start

When a new issue of some significance arises on BHI, what are the basic procedures that are followed by Bald Head Association (BHA) in deciding what, if anything, it should do? How do we get started? What do we do?

Essentially, we follow a four-step process to get started.

For example, listed below are two issues we faced just this year:

1. The Village of BHI filed a lawsuit with the North Carolina Utilities Commission (NCUC) asking the NCUC to regulate the ferry's parking lot and the barge. What, if anything, should BHA do about this?
2. Bald Head Island, Ltd. has entered into an Asset Purchase Agreement with SharpVue Capital from Raleigh to sell substantially all of its remaining assets to SharpVue,

including the Ferry Transportation System. Because the ferry and tram are regulated by the NCUC, the transfer has to be approved by the NCUC. What, if anything, should the BHA do about this?

When actions like this happen, we get calls and emails and texts and visits from our members asking us to support or oppose one more of these actions. What should we do?

These are not hypothetical situations. As you all know, they are real.

With each situation we generally follow a reasonably consistent four-step course of action to get underway and get grounded.

The first thing we do is get the facts.

Our Executive Director, Carrie Moffett, has been with us for over 10 years and is exceptionally experienced. She knows all the people and players in our world and does a great job in digging out the facts.

In addition, we have a six-person Board of Directors highly diversified in education and work experience, and collectively, they know all or most all of the relevant players. Further, we have a staff of ten full- or part-time employees, and they also are exceptionally helpful in getting the facts.

So, first, we get the facts.

The second thing we do is consider whether or not the matter is our business or, as I have said in the past, is this something in our sandbox?

To answer this question, we look to our two foundational documents — the Covenants (also called the Declaration) and the Articles of Incorporation.

Specifically, the Covenants state at the very beginning our function or responsibility is:

2.1 Function of Association. The Association will be responsible:

*{a) to act on such matters as the Board determines **affects the welfare and recreation of its Members** and the beautification and conservation of the natural environment of the Properties; ...*

[Emphasis added.]

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One Tuesday in June on Bald Head Island

By Alan Briggs

You see a white English Cream Golden Retriever digging a rectangular hole about a foot and a half deep on South Beach then burying her head in the hole and then she waits and waits and waits and thereafter emerges with a ghost crab in her mouth and six wiggling legs sticking out

you see on the sixth fairway a Snowy Egret all white, black bill, black legs and all yellow feet flying across the fairway from a live oak tree to the lagoon followed by a second and then a third Snowy Egret

you see a fifteen foot alligator emerging from a lagoon near the fourteenth hole and very slowly walking across the green on his way to a shadier lagoon while you are putting and frozen in fear just watching

you drive East on Federal Highway in your golf cart while the leaf laden branches of hundreds of live oak and laurel oak trees in the maritime forest canopy and shelter you from the world all is good.

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Editorial Policy

Letters to the Editor and articles written by property owners about BHI issues and experiences are encouraged, subject to the Content Approval guideline as well as the following space guidelines:

(1) The maximum length of a letter for publication in the *Island Report* will be 250 words. This limit will be strictly enforced. If the article or letter exceeds that length, the contributor may be granted more space by the Communications Associate or Executive Director, if appropriate. (2) Any individual will be limited to one letter every six months. BHA reserves the right to edit letters in the interests of accuracy and civility or to publish a letter as written, followed by a correction by the editor. In the interest of covering diverse topics and opinions, BHA reserves the right to select among submissions for publication. For the full *Island Report* Editorial Policy, www.baldheadassociation.com/about-bha. Deadlines are the 1st of the month for the following month's issue.



Village of BHI Updates

By Carin Faulkner, Village Public Information Officer

Do You Rent Your Home? Make Sure You Are Paying All of Your taxes!

All property owners who rent their homes on a short-term basis are required to remit occupancy taxes (also referred to as accommodation taxes or room occupancy taxes) to the Village of Bald Head Island. A short-term rental is defined as any accommodation that is rented for *less than* 90 days to the same person but does not include a property rented for *less than* an overall total of 15 days during the calendar year which has not been listed with a rental agency.

The rate of collection is 6% of the gross rental fee collected. The gross rental fee is inclusive of additional fees charged to the rental guest. A list of the additional fees subject to occupancy taxes can be found on the Village's website (Click on the accompanying QR code or visit



<https://villagebhi.org/departments-services/finance/occupancy-taxes-on-short-term-rentals/>). The revenues collected are used to

promote local tourism, including, but not limited to, shoreline development and beach renourishment.

Occupancy taxes apply to the same transactions that are subject to state sales taxes on accommodations mandated by G.S. 105-164.4(a)(3). So, if you are responsible for occupancy taxes to the Village of Bald Head Island, you must also register with the NC Department of Revenue (NCDOR) and submit sales taxes on the same transaction.

In order to determine who is responsible for the collection and remittance of occupancy taxes to the Village, it is first necessary to determine the type of platform in which the property is being rented. Keep in mind that regardless of how the taxes are remitted, **it is the homeowner or their agent's responsibility to file a tax report with the Village on a monthly basis.** The monthly tax report form is available on the Village's website (use the above link or QR code). It is important to note that these tax reports are confidential and not subject to a public information request.

If the property is owned or rented by a business, such as a bed and breakfast, or if a homeowner advertises and rents directly to individuals, the transaction is referred to as a **retail** transaction,

and the **retailer** must collect and remit occupancy taxes to the Village.

If the property owner contracts with a facilitator, such as Airbnb, HomeAway (VRBO) or Trip Advisor, the facilitator will collect and remit occupancy taxes on the property owner's behalf. It is still the property owner's responsibility to file a monthly tax report with the Village and provide proof that the facilitator has made payment.

If the property owner contracts with a rental agent, that rental agent is responsible for collecting and remitting all occupancy taxes to the Village. The assumption is that the rental agent will provide each property owner with a statement showing that the taxes have been paid.

It is the homeowner's responsibility to make sure all taxes collected on each rental are properly remitted to the Village.

Reminders and Due Dates for Owners of Rentals

- Tax reports are due each month on the 20th day of the month following the rental.
- Sales tax reports are due to the NC Department of Revenue on the 20th day of the month following the receipt of rental income. Use the accompanying QR code or this link for the sales and use tax website (www.ncdor.gov/taxes-forms/sales-and-use-tax).
- Renting a property is considered a business enterprise. North Carolina requires all businesses to pay personal property taxes on all business personal property. Use the accompanying QR code or this link for more information on filing your personal property tax return (www.ncdor.gov/taxes/north-carolinas-property-tax-system/types-property-be-taxed).
- Don't forget insurance! Some platforms automatically include extra insurance, but don't assume they all do, and liability and property insurance provide different coverages. Review your coverage with your insurance agent to make sure there are no surprises.



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Bald Head Island Conservancy and NC Arboretum Collaboration Urges Youth Citizen Scientists to Wonder

By Morgan Hooks, Environmental Content Creator

In June, Bald Head Island Conservancy collaborated on an educational video with North Carolina Arboretum’s ecoEXPLORE program, *Protecting Sea Turtles: Science and Wonder*. It was released during ecoEXPLORE’s Herpetology Season, which sent children in search of herptiles throughout North Carolina, from Bald Head Island to their own backyard. EXPLORERS were prompted to think deeper about the wonders of nature, from the smallest of skinks to the largest of Leatherbacks.

The Arboretum’s Experiences Promoting Learning Outdoors for Research and Education (ecoEXPLORE) is an incentive-based centered citizen science program designed for children grades K-8. ecoEXPLORE combines scientific exploration with kid-friendly technology to “foster a fun learning environment for children.” As a program, it also encourages children to explore the outdoors while simultaneously making their own strides in citizen science at a young age.

Citizen science entails volunteers of all ages collecting and submitting scientific information to scientists in need of data collection assistance, both for research and analysis. ecoEXPLORE’s aspiring citizen scientists aid researchers in understanding changes in the environment and the impact of those changes on plants, animals and other natural resources.

One incentive that ecoEXPLORES can earn is badges. Throughout May and June, EXPLORERS were able to “See, Snap, and Share” their way towards earning their Herpetology Season Badge, which inspired them to observe herptiles (reptiles and amphibians). For seasoned EXPLORE scientists, there was the Field Focus Badge, which allowed them to dig deeper and research the taxonomy and identification of salamanders. In the midst of Herpetology Season celebrations, the Arboretum reached out to invite the Bald Head Island Conservancy to tag along.

Protecting Sea Turtles: Science and Wonder follows the Conservancy’s Sea Turtle Biologist, Paul Hillbrand, as he takes to the beaches to patrol for sea turtles as nesting season begins in North Carolina. On Bald Head Island, the window for sea turtle nesting is between May and November, with the spring and early-summer bringing nesting mothers ashore and the late-summer and early-fall welcoming an emergence of hatchlings to the world. Hillbrand’s Sea Turtle Protection Team is composed of a team of interns, part-timers, volunteer nest monitors, and guests and homeowners who assist throughout the year in Adopt-a-Programs and educating the public on sea turtle protection. A nocturnal

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Love BHI's Night Sky | *By Pat Miller*

Have you looked up after sunset? Can you believe the picture above? In the off season with fewer exterior home lights on, it is easier to see the night sky. However, in this current peak season with many owners and visitors on BHI, would you consider leaving a note in your home to remind guests and renters to lower their lights so the majesty of the night can cause a sense of wonder?

Also, can we help spread the word that all exterior lights (including light bulb wattage) must be in compliance with BHA's Design Guidelines (visit www.baldheadassociation.com). The less light pollution, the better the stars, planets, nebulae, galaxies and secrets of the universe (such as our own Milky Way Galaxy) are visible to the naked eye.



Did you know that 45% of properties on BHI have turned over from 2018 through May 2022? With so many new property owners, let's all get educated. Look for upcoming information and events about what YOU can do to help love BHI's night sky. Want to help spread the word about how you and others can help love BHI's night sky? Email Pat Miller at pattigail@bellsouth.net. Clip and save this article to share with guests and renters — you could place it on your refrigerator with a pretty magnet.

Per BHA's Design Guidelines, all exterior lighting fixtures, regardless of design, are subject to Architectural Review Committee (ARC) approval. All lighting must be baffled to prevent direct visualization of the light source. No holiday or string lighting can be used for exterior decoration any other time, 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.

Design Guidelines

Light pollution is avoidable. Homes on the island must be extremely frugal with exterior lighting. Homes on the beachfront especially must be careful to prevent distraction of the hatchling and nesting sea turtles during the annual 'turtle season' from May 1st to November 15th. This necessary lighting restriction is strictly regulated by Village ordinance and enforced by Village personnel. Nesting female and hatchling loggerhead sea turtles should not be exposed to artificial sources of light while on Bald Head. Ocean-facing homes on the seaside of the Dune Ridge are required to install room darkening window treatments, such as blinds, shades and drapes, on all beach-facing windows. These window treatments should be closed from dusk to dawn during the 'turtle season' months to prevent interior house lighting from disturbing the nesting and hatching of the sea turtles.

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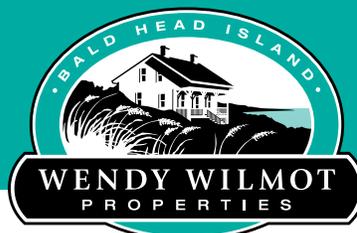
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-Chad H.





A Commando on the Cape Fear River

By Jake Grossman, Educator and Collections Coordinator

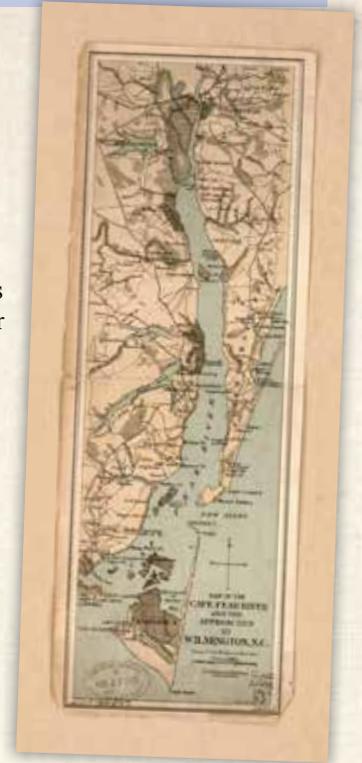
Lt. Will Barker Cushing (WBC) was born in Wisconsin on November 4, 1842. WBC was the 10th son out of 11. WBC and his family moved to upstate New York when his father passed away of tuberculosis in 1847. In 1857 he joined the US Naval Academy. WBC was an enthusiastic lad; however, his energy translated more so into pranks than Spanish class. WBC received multiple demerits for his pranks, which ranged from water buckets balanced on half opened doors to cartoonish depictions of his teacher as a horse or a donkey. In spite of his high jinks, Cushing was nearing graduation in 1861 when he was expelled from the Academy. The official report mentioned “deficient in Spanish. ... Habits of study: irregular. ... General conduct: bad.”⁷¹ Shortly after, however, Confederate guns in Charleston, SC, fired upon Ft. Sumter and initiated the American Civil War.

The US Navy, desperate for officers, reinstated WBC in May of the same year. The Union Navy sought to blockade Confederate ports and isolate the Confederacy from outside assistance. North Carolina was a hotbed for blockade running due to the many sounds, barrier islands and tributaries, which disrupted the ability of larger blockade ships to navigate. In addition, sturdy railroads connected

NC towns to Richmond, VA. Wilmington was difficult to blockade due to the two inlets (Old Inlet between Bald Head Island and Oak Island, and New Inlet south of Ft. Fisher), with the Frying Pan shoals in between. Further north was the Hatteras Inlet, soon to become the setting for the first joint US Navy/ Army combined attack of the war, with WBC as a participant. Thus, the Battle of Hatteras Inlet Batteries on August 28-29, 1861, occurred with the Union coming out on top. WBC next appeared in the Old North State at the helm of a small gunboat, the *Ellis*. While cruising around New Topsail Inlet, WBC captured and burned a blockade runner, the *Adelaide*, with \$100,000 worth of goods on board. WBC soon swapped burning goods for more daring exploits on the Cape Fear River.

Sitting upon the USS *Monticello*, WBC peered upon Ft. Holmes and Bald Head Island with an eager eye. Twice he asked for 200 men and permission to challenge the fort, and twice he was denied by his commanding officer. Undeterred, WBC devised a scheme to capture the

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Map of the Cape Fear River and the approaches to Wilmington, N.C.: from C.S.A. Engineer Surveys (Library of Congress).

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Village Chapel Update | *By Kevin Arata, Village Chapel Board of Trustees*

The Village Chapel now has outdoor benches in the courtyard, thanks to the Sachtleben family's generous donation. There is seating for more than 50 people, so worshipers no longer need to bring their own chairs. A formal dedication of the benches will be held at a later date. 🌍



Minister Schedule

August 7

Rev. Dr. Garrett Albertson
Trinity United Methodist Church
Southport, NC

August 14

Mr. J. Brent Bill
West Newton Friends Meeting (Quaker)
Indianapolis, IN

August 21

Rev. Curtis Campbell
Harbor United Methodist Church
Wilmington, NC

August 28

Rev. Steve McElroy
Rosemary United Methodist Church
Roanoke Rapids, NC

September 4

Rev. Dr. Steven Hein
Presbyterian Church, Retired
Wilmington, NC
(8:30am and 10:00am
this weekend)

September 11

Rev. Thomas Whartenby
Galax Presbyterian
Galax, VA

September 18

Rev. Sid Batts
First Presbyterian Church, Retired
Southport, NC

September 25

Rev. William McLeane
Edenton Street United Methodist Church
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Architectural Review Committee (ARC) Hurricane Preparation and Job Sites

“An ounce of prevention is worth a pound of cure.” This quote is attributed to Benjamin Franklin and certainly fits this article’s topic of being prepared for emergencies.

Hurricane season is here, and if you do not have a hurricane preparation plan in place, now is the time to prepare. Hurricanes can cause extensive and costly structural and material damage, not to mention the potential devastating loss of human life. Having a written plan in place can help save lives and possibly minimize structural and material damage. North Carolina Emergency Management’s “ReadyNC” website covers making a plan, preparing and staying informed, with helpful details and resources (www.readync.gov).

Job Sites on BHI

ARC worksite guidelines go beyond keeping Bald Head Island beautiful; they are designed to help you and your contractors avoid potential devastation through providing preventive measures. Clean worksites are always essential. Make sure your contractor keeps the job site clean and free of litter, especially materials that can be blown by wind. Construction fencing should be installed and maintained.

As the property owner, you — not your builder — are ultimately responsible for compliance with all relevant BHA Covenants, Design Guidelines and Community Wide Standards (CWS). All of these documents are on BHA’s website (www.baldheadassociation.com). For those who have contractors working on your property, make sure they have a hurricane preparation plan in place.

Contractor Hurricane Preparation Plans

It is crucial to have in writing who is responsible for various preparation tasks such as securing loose materials, which

otherwise could become lethal flying objects. By delegating specific assignments in advance, a contractor’s employees can avoid confusion and act quickly. Some tasks include:

- Secure trash containers and other debris. Dumpsters should never overflow, and contents must be secured from wind.
- Remove equipment and tools.
- Secure or remove portable bathrooms.
- Remove fence screens and any signage.
- If possible, take measures to protect utility systems.

Property owners and contractors should monitor the weather regularly to help ensure adequate time for preparation. Although it may look like a normal day today, a storm could be nearby and moving quickly.

A Clean Job Site Helps Enable Quick Response

The result of ARC’s increased submittal activity throughout 2021 and early 2022 is that there are numerous properties currently in active construction stages. This increased number of job sites emphasizes the importance of daily site management — not only to help prevent violations but also ensure the safety of everyone.

ARC has had several concerned citizens contact them regarding debris, materials and unsecured work equipment. This kind of negligence being displayed through messy job sites has the potential to become a calamity. For example, Tropical Storm Colin blew through Bald Head Island over the July 4th weekend and picked up some debris that had not been cleaned up as it should have been at some job sites. Thankfully, no one was hurt — this time. To address this concern and help prevent injury and material damage, ARC emailed property owners, builders and contractors. We cannot stress enough the importance of making sure you are checking and securing the worksite regularly. 

••• *Continued from page 5 (Bald Head Island Conservancy and NC Arboretum Collaboration Urges Youth Citizen Scientists to Wonder)*

Hillbrand and sea turtle interns take to the beaches at 9:00pm each night to patrol from East Beach to West Beach and back until dawn breaks around 6:00am, before returning to the Barrier Island Study Center to analyze data on tagged turtles, assign nests to Adopt-a-families and create new Predator Exclusion Cages (PECs) for the next night to come.

Protecting Sea Turtles: Science and Wonder dives into Hillbrand’s passion for protecting the sea turtles that nest and hatch on Bald Head Island and an elementary school project on beluga whales that sent his mind wandering among marine life and has pushed it deeper into questions about sea turtle biology and their role as “ecosystem engineers” since.

As the hatchlings take their first stretches into the sea, Hillbrand prompts ecoEXPLORERS to “get out into wilderness and ask questions,” to wonder why the sea turtles are nesting on the beach, to wonder why Painted Buntings are calling out from the trees and who they are calling to. Hillbrand hopes that EXPLORERS continue to ask questions and wonder why things happen because “that’s how we push science forward.”

Watch *Protecting Sea Turtles: Science and Wonder* to spark your own wonders about the world with the accompanying QR code.

For more information about the Conservancy’s Sea Turtle Protection Program, use the “Sea Turtle Protection Program” QR code.

To ecoEXPLORE, use the accompanying QR code. 

**Science and
Wonder
Watch Code**



**Sea Turtle
Protection
Program**



ecoEXPLORE





Island Treasures a Success!

Island Treasures is Bald Head Island’s only yard sale and an annual tradition. Sponsored by BHA’s Education and Recreation (ER) Committee, this year’s event was held in June and was a huge success. Over \$1,000 was made for the BHI Conservancy and \$19 for the BHI library.

Thank you to Public Works for picking up remaining items for donation to off-island charities. And special thanks go to Geraldo from Trinity Builders, who helped us get everything to the Association Center for setup (no small feat). The sale could not have happened without Geraldo’s team and Dale Giera’s use of Trinity Builder’s truck. And thank you to the BHI Conservancy interns and staff who helped prepare items for the sale. It takes a village to have a yard sale!



Bands of Pirates Will Be Invading Bald Head Island on Friday, August 5!

By Sandy Kades

Be on the lookout for pirates as they roam Bald Head Island on Friday, August 5, and join in the fun at Marina Park (111 Keelson Row) on Saturday, August 6. To participate in one of the ghost walks on Saturday night or “Pancakes with the Pirates” on Sunday morning at Jules’ Salty Grub and Island Pub, please register in advance on our Facebook page (BaldHeadIslandPirateInvasion).



If you want a taste of pirate fun before our event on BHI, join us at The Pub of Southport (1513 N. Howe Street, Suite 10, Southport, NC), where the Rusty Cutlass band will be performing from 7:00-9:00 on Thursday, August 4.



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••• Continued from page 1 (Series — Welcome New Property Owners!)

the peace and quiet — are why BHA strictly enforces and cites property owners who violate BHA’s Design Guidelines and Covenants.

Unfortunately, there have been a number of instances of late where properties have been clear-cut and trees have been trimmed or removed without prior Architectural Review Committee (ARC) and Village approvals.

Many extreme forces of nature that have helped shape this very special island include hurricane-force winds, salt water and salt spray, flooding and drought. There is another force of nature that impacts BHI — humans — and with us, development. BHA is mandated by its Covenants to help sustain BHI by managing the buildout of homes and by managing vegetation trimming/removal, to help protect its members’ property values. In order to do just that, the Design Guidelines specify what requires approval for building and landscaping. To view the Design Guidelines, visit www.baldheadassociation.com. You can search by key words by clicking “CTRL” + “F” once the document is fully opened.



What Is Understory?

The understory layer of the forest lies between the tree canopy layer, with plenty of sunlight, and the forest floor layer, where there is little to none (depending on your location on the Island). Conditions in this layer are just right for a large variety of insects, microorganisms and certain types of vegetation. It also provides small creatures, insects and wildlife protection from predators.

From the BHI Conservancy (BHIC), “The understory and herbaceous layer of the maritime forest makes up an important part of our forest. It is here where you find diverse and rich plant life. Understory plants enrich the soil through decomposition. The understory plants also provide a wind-buffering function at ground level. Bald Head Island’s latitudinal position supports both northern and southern species of plants.” Important understory plants include vines, small plants and trees, mosses, lichens and even weeds. All are needed to have a healthy forest habitat.

The BHIC explains, “Vines play an important role. The vines and herbaceous plants intertwine, further developing the structural integrity of the forest and forming pockets of vegetation that provide a base for songbirds to build nests. The vines twist around the canopy and are the secret to wind protection. These vines actually weave together the canopy so blowing winds don’t penetrate through the top layer and keep homes, plants, and animals below safe and protected.”

Why Is Understory Protected?

Did you know that winds from Hurricane Dorian in September 2019 did more damage where property owners had improperly cleared understory? Without defense from the wind, you can clearly understand the significance of understory and the importance of protecting the “scrubby-looking stuff” on your lot.

From the BHIC, “The canopy of Bald Head Island’s unique, globally imperiled, maritime forest provides protection from hurricanes. The tops of trees in the forest protect homes and nature from wind shear. Forest roots hold the island’s soil together, similar to rebar in a concrete foundation. Without our forest, the Island would be much more susceptible to the damaging effects of storms. Our two- to three-hundred-year-old live oaks and some half-a-century-old laurel oaks are part of the equation that sustains the Island during battering coastal storms.”

The beauty of the trees on BHI, especially the live oaks, capture a lot of attention, simply because of their visible prominence. But there’s a lot happening between the sand and soil on BHI and the canopy area that tends to be overlooked and, therefore, isn’t understood. When you see “scrubby-looking” areas full of understory around your lot, for some property

Continued on page 16



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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
919.485.9901
dale.giera@gmail.com

BUILDING AND RENOVATING FINE HOMES ON BALD HEAD ISLAND

••• Continued from page 14 (Series — Welcome New Property Owners!)

owners who are used to a well-manicured lawn back on the mainland, it's hard to understand that "cleaning up" understory has much more of a negative impact than you may realize.

From the BHIC, "Since the understory vegetation supports a larger variety of plant species, it also supports a larger variety of animal species. For example, the Palmedes Swallowtail butterflies, several species of dragonflies, Yellow-Rumped Warblers, Green Treefrogs, Carolina Anole, Grey Fox and Whitetailed Deer are all residents of Bald Head Island that have direct relationships with the understory layer of the forest.

"Removing vegetation from the understory area to 'open up' your yard or landscape will also open up the area to the negative impacts from salt spray. For these plants, exposure to salt winds causes the plants to dry up, losing their leaves and eventually dying. When you clear out around your home and reduce the understory vegetation, you take out good-quality soils and, thus, weaken your trees' ability to protect your home."

From the National Center for Biotechnology Information, "Biodiversity plays a crucial role in ecosystem function and processes not only because of its importance in production of food, fiber and fuel, but also because of its roles in ground water replenishment, flooding controls, prevention of soil erosion and ecological invasion, influences on restoration succession and so on."

What goes on underneath that we don't see — from the biological, chemical, structural standpoint or the micro-organism

and wildlife perspective — all plays a part, and all works together. When you affect one domino piece, you affect all other domino pieces, especially on a barrier island. Do your part to help protect Bald Head Island — limit or stop the removal of understory vegetation (remember, anything over 1 inch in diameter must first be approved by ARC) and allow your land to be as natural as possible.



This approach not only protects your investment, it also helps the overall health and sustainability of the Island.

Educate yourself and share with your BHI neighbors about the importance of understory and about the Design Guidelines that explain what needs to be approved. Leave the history-engrained concept of a well-manicured suburban lawn back on the mainland and enjoy BHI for what many originally fell in love with — its wild nature.

For these and many reasons more, BHA manages the trimming and removal of vegetation with a pre-approval process. For understory, anything over one inch in diameter on your property must be pre-approved by the ARC. For questions, email trees@baldheadassociation.com or call 910-457-4676, ext. 23.



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••• Continued from page 2 (Property Owners — Ensure Your Service Providers Comply with Design Guidelines to Prevent Violations)

submittal remains incomplete, it will be revisited for the next month’s ARC meeting for that section. Deadlines are not to cause hardship but to help us be more efficient in our service to property owners. Remember, we are here to serve you. If you are not sure what ARC section your home is located in or need assistance, contact Fran at fran@baldheadassociation.com or Sharon at sharon@baldheadassociation.com.

Hard Lessons

Do not assume that by hiring a service provider, s/he will obtain the needed ARC approvals. It is the property owner’s responsibility to submit the appropriate application and receive written approval back from ARC before any work commences. Though BHA holds service provider meetings to help educate vendors on behalf of our members, there is no guarantee that service providers have passed along this information to their

workers or that other companies are familiar with the Design Guidelines.

Remember, it is the property owner and not the service provider who is responsible for all violations and possible fines. ARC always emails approvals and/or denials to the property owner, so you know if a job can proceed or not. If you didn’t receive a written notification about the work, it’s likely not approved.

If you’re looking for a service provider, check out BHA’s online list at www.baldheadassociation.com/island-service-providers. Note that the list is not an endorsement of nor a referral for service providers by BHA. This is a list of service providers who have worked on BHI in the past or requested to be added to the list. Property owners should exercise their own due diligence and ask your neighbors who they’ve used that they trust. And get everything in writing. 

••• Continued from page 9 (A Commando on the Cape Fear River)

confederate General Louis Hébert, staying in “Elijah Owens’ small hotel, across from Fort Johnston” in Southport². On February 29, 1864, just after sunset, Cushing and twenty men with muffled oars rowed along the Cape Fear River past Ft. Holmes, past Ft. Caswell, past Ft. Johnston, before they turned around and approached

Southport from the north. Soon they emancipated two enslaved men, considered “contraband” during the Civil War, who then provided information about the location of Hébert. Cushing and his crew snuck through Southport, known as Smithville at the time, and into Hébert headquarters. WBC crept upstairs until a crash brought him back downstairs in a hurry. WBC discovered — and then dispatched with a punch to the face — a large man in a nightcap wielding a chair. WBC grabbed his prisoner some pants and fled back to their ship. By 1:00am, Cushing was back onboard the *Monticello* with the prisoner, who turned out to be Captain Patrick Kelly, a Confederate engineer. WBC had not nabbed General Hébert, who was in Wilmington partying for the night, yet he was commended for his bravery by those (on both sides) privy to his action. WBC also left a little missive on General Hébert’s nightstand stating, “My Dear General: I deeply regret that you were not at home when I called. Very respectfully, W. B. Cushing.”³ WBC’s raid did not reap the reward he hoped; yet, his next act awarded him an official Thanks of Congress. Stay tuned next month for more. 



The USS *Monticello*, where Lt. Will Barker Cushing staged his mission to Southport. The *Monticello* was a blockade ship, participated in assault at Ft. Fisher and also crashed into USS *Peterhoff* off the coast of Bald Head Island (Wikipedia).



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¹ Malanowski, Jamie. *Commander Will Cushing: Daredevil Hero of the Civil War* (p. 33).
² Southport Historical Society.
³ Malanowski, Jamie. *Commander Will Cushing: Daredevil Hero of the Civil War* (p. 145).

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

This same exact responsibility is incorporated in the Articles of Incorporation for Bald Head Association.

If we conclude this issue is in our sandbox, then we proceed to steps three and four.

The third thing we do is we discuss it among and between the members of the Board and our Executive Director.

While there are many actions the Executive Director properly takes on her own, for larger, more significant and/or complex matters, she quickly involves the officers and directors.

The wide diversity of education and work and life experiences of our Board members serves us all well.

Some of our Board members are retired and have a lot of time to give to the BHA, some are still working full time and have less to give and some are in-between.

Despite their busy schedules, all make themselves available to talk, email, text, call, meet formally and informally and any and all of the above.

We then seek to reach a consensus as how to proceed. Does everyone agree? Sometimes yes, but usually we talk through our disagreements and collectively determine the right path to follow.

It is a real treat for me to be part of such a diversified, talented and dedicated group.

The fourth thing we do is we seek to inform our members of the issues.

The second function set forth in the Declaration for the BHA is:

2.1 Function of Association. The Association will be responsible:

{b) to communicate the actions, decisions and activities of the Association and Bald Head Island events (deemed by the Board to be of general interest) to its Members; ...

This is exactly what we do. We seek to get the information to our members ASAP. Carrie has worked with and trained Pam Henson, a highly experienced and talented communications expert. Most recently, Pam developed and uses the *Compass* email bulletin and website to get immediate information to our members.

Thereafter, each matter is different, and each will follow its own path.

Yes, I know. This sounds a little boring, and it is pretty basic. But this is how we get a good start on any new matter of substance. And a good start matters. 

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



August 2022:

ARC-A Meeting	8/5/2022	9:30am
BHI Pirate Invasion	8/5/2022-8/7/2022	
National Lighthouse Weekend	8/5/2022-8/7/2022	
Card Class	8/10/2022	2pm
Howl at the Moon	8/11/2022	7pm
BHA Board Meeting	8/12/2022	11am
ARC-B Meeting	8/19/2022	9:30am
Village Council Meeting	8/19/2022	10am
Perseids Meteor Shower	8/11/2022-8/13/2022	

Save the Date in September:

ARC-A Meeting	9/2/2022	9:30am
Bald Head Artisans Show & Sale	9/3/2022	10am
Labor Day	9/5/2022	
BHA Office Closed	9/5/2022	
BHA Board Meeting	9/9/2022	11am
Howl at the Moon	9/10/2022	6:30pm
Grandparents Day	9/11/2022	
Patriot Day	9/11/2022	
ARC-B Meeting	9/16/2022	9:30am
Village Council Meeting	9/16/2022	10am

Around the Corner in 2022:

39 th Annual Thad Wester Fisher School	10/15/2022-10/16/2022
Daylight Saving Time Ends	11/6/2022
Leonids Meteor Shower Peak	11/17/2022
Geminids Meteor Shower	12/14/2022-12/15/2022

Ongoing:

Knitting Group:	Wednesdays	9:30am
Village Chapel Services:	Sundays through 9/4/2022	8:30am/10am
AA Virtual Meetings:	Mondays & Thursdays	8am
(Zoom Group: #3909737348, P/C: 217739, Email: sober.1day.at.a.time@gmail.com)		



Bald Head Association

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PO Box 3030

Bald Head Island, NC 28461-7000
www.BaldHeadAssociation.com



Remind your guests and renters:

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



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- former Fish Bowl owner

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- Villa 3 owner

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- No Hurry owner

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- Dewey's Paradise owner

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- Elephant's Foot owner

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