



Bald Head Association

January 2023

Volume 34, No. 1

Island Report

Communication, Advocacy and Protection of BHI Property Values

Dive into Your Community — Volunteer!

You've heard it many times — much of what Bald Head Association accomplishes is a direct result of the contribution of its volunteers. On any given year, the activities of BHA's volunteers vary from serving as board members, helping plan and organize events for property owners and reviewing the literally hundreds of applications for new construction projects and remodels. Our volunteers help ensure that the organization's financial position is strong and organize community events such as litter sweeps and tree plantings. Volunteers are crucial to BHA's mission.

Most of the Island's organizations rely on volunteers and, like them, BHA has a consistent need for new energy to be fused into its six committees — Architectural Review (ARC), Finance; Resource Conservation and Beautification (RCB), Education and Recreation (ER), Long-Range Planning (LRP) and Community Wide Standards (CWS). The time commitment for individuals who volunteer on these committees for three-year terms varies widely and ranges from an occasional meeting to plan an event to regular, monthly meetings to review construction and landscaping submittals. BHA's property owners' time, talents, experience and desire to make a difference is what makes our committees work!


New property owners can find volunteering with BHA a fun way to get involved with and learn more about the BHI community, as well as meet fellow property owners. New and seasoned property owners — whether they live on BHI full-time or are part-time residents who aren't on-Island as much as they'd like to be — can get involved since BHA holds its meetings in person and utilizing Zoom.

If you're not ready to sign up just yet, consider this. Right

now is a crucial time of expansion for Bald Head Island.

According to the Village of BHI, 57 homes are currently under construction. As of the beginning of December, there were 154 changes in property ownership during 2022 and an additional 10+ closings scheduled that were known at print time. This number of closings is significantly less than the past two years, which have been runaway years — 273 in 2021 and 245 in 2020. These statistics tell us there are many new property owners on BHI. Plus, research by the BHI Club shows many new owners are of a younger demographic with families who are looking for ways to enjoy BHI. Do you have the desire to help continue the long legacy of sustaining what is unique about Bald Head Island while also finding ways to meld a new generation of owners into the fold? If so, we need you!

Still need more information to decide? Go to www.BaldHeadAssociation.com/committees and learn about BHA's bylaws charge for each of the committees. If you have questions about any of the committees, contact the Board liaison of that particular committee. Or, you can email Executive Director Carrie Moffett (Carrie@BaldHeadAssociation.com). When you're ready to volunteer, all you have to do is fill out the volunteer application available at the top of BHA's committee web page (see above web address) and email it to Carrie@BaldHeadAssociation.com. We'll take care of the rest.

With new volunteer terms of service beginning in late January, we hope you'll consider volunteering with BHA. You just might make new friends, have some fun and impact the quality of life found on BHI for generations to come. 



Vote Online:

<https://baldhead.votehoa.com/login>

Dec. 28, 2022, 8:00am –
Jan. 25, 2023, 4:00pm

BHA's 2022 Annual Report Packets, Annual Meeting, Voting and Smith Island Social

On the last Saturday of each January, Bald Head Association members gather to elect a new board of directors, consider any board-recommended changes to governing documents and learn about the Association's challenges and successes from the previous year. Not only is it an opportunity for members to learn more about BHA, it's also a chance to learn more about the inner workings of the entire Island. In addition to BHA representatives, members also traditionally hear from other BHI entities,

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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 weed eaters

Where's my construction deposit? Five reasons checks may be delayed.

Congratulations! You've successfully navigated the process of building a new home on Bald Head Island, meeting with architects, builders, landscapers and, last but not least, the volunteers of BHA's Architectural Review Committee (ARC). The house is finished, you've received a certificate of occupancy and you've started enjoying life on BHI. But wait! Wasn't there a construction deposit required at the beginning of the process, and shouldn't that have been returned by now?

The short answer is yes. The construction deposit should be returned to the property owner of record when construction is satisfactorily complete. The Design Guidelines outline the conditions that must be met for its return. Unfortunately, the final inspection often reveals items that were not addressed during the construction process and may cause a delay in processing the refund.

Let's take a closer look at the Design Guidelines and the final inspection to see what might lead to a delay:

1. ***The project has not been completed in accordance with the ARC approved plans.*** Oftentimes, minor changes are made during construction and not submitted to the ARC for review. If upon final inspection the house does not match the approved plans, a minor change application must be submitted with the appropriate fee and approved by the ARC. Items may include changes to decorative elements, paint colors, location of utility meters, exterior lighting, grade level screening or stair railings. These unsubmitted changes now need to be added to the architectural or site plans and go through the approval process. They may or may not be approved, which can further delay the process.
2. ***Damage to or encroachments upon BHA Common Area, right-of-ways or setbacks.*** Fortunately, damage is rare. However, encroachments into BHA Common Area or setbacks do occur and need to be corrected. Examples include placement of fence, trash enclosures, decks and steps. The location of underground gas tanks and grinder pumps also need to be within the property setbacks. Correcting these items after project completion can lead to significant delays.
3. ***Covenants or Design Guidelines have been violated.*** Violations occurring during construction may include trash enclosures not being animal-proof or HVAC units not being screened. A reinspection is needed once corrective measures have been taken.
4. ***Deficits and discrepancies in the landscaping plan.*** BHI is a tough place to start a new landscape, which is why leaving areas of the site undisturbed by construction is desired and installation of irrigation systems is encouraged. New plants are expected to survive a year or at least until the final inspection takes place. Dead plants will need to be replaced. Different plants, missing plants or relocated plants may require a new landscape plan be submitted for ARC review and approval. It's important to work with your contractors to coordinate the landscape completion with the final inspection.
5. ***Failure to submit as-built survey and Certificate of Occupancy (CO) and/or make an appointment for a final inspection.*** Property owners can obtain these documents from their builder or the building inspector. Either the homeowner or builder can make the appointment for the inspection, but they don't need to be present unless desired. If you are waiting for return of your construction deposit, please email Kim@BaldHeadAssociation.com with a copy of your as-built survey and CO to make an appointment.

The pandemic and subsequent building boom lead to delays in processing final inspections. With new staffing in place, final inspections can now begin within days of project completion. Upon completion of the initial inspection, a letter listing any items that need to be addressed is sent to the property owner and copied to the builder. Within 30 days of this letter, an ARC change form should be submitted or item brought into compliance with the approved plans. Upon ARC approval and/or a reinspection of corrected items, the construction deposit will be returned to the owner of record.



BHA President's Letter ~ Alan Briggs

This year I have been lucky to have worked with an exceptional Board of Directors. This is my seventh year of serving on our HOA Board — two years on the Board as President of Stage Two and five years on the Board of BHA, with two as the BHA President. In that seven years, I have been able to identify the top four characteristics for a board member that I believe lead to a strong and effective Board of Directors.

First, a diversity of backgrounds, experiences and skill sets among and between the six Board members is a real plus;

Second, a willingness and commitment to be available and give of themselves to do the work;

Third, a basic understanding of or willingness to learn the North Carolina HOA statutory laws and the Articles of Incorporation, Covenants, Design Guidelines and written policies of Bald Head Association; and,

Fourth, a willingness to express their views and opinions combined with a genuine willingness to listen to others' views and opinions, and an ability to compromise and find a middle ground.

Let me tell you about our Board this year and how they individually and as a group embody each of these four criteria and all worked individually and together as a smooth functioning board to serve you.

John Kinney, our Vice President, is a West Point graduate in mechanical engineering and is a Vice President of supply chain and logistics for an electronics manufacturing company and has worked in the high-tech industry, mostly for Silicon Valley-based companies, for 29 years. John has brought his 50+ years of leadership and personal experience in landscaping to Bald Head Island to lead the incredibly successful annual Operation Re-Forest — We Forest of the Resource Conservation and Beautification (RCB) Committee of the BHA. In addition, he

serves as liaison to both sections of the Architectural Review Committee (ARC).

Robert Drumheller, our Secretary/Treasurer for the last five years, also served two years before that for Stage Two. He has over 37 years of experience in the international financial sector and a proven track record of successfully managing over \$15

billion of large-scale international project financings, particularly in emerging markets. He holds M.B.A. degrees in Finance from the University of Chicago and the Katholieke Universiteit Te Leuven in Belgium, as well as a B.A. in Economics from the University of Pennsylvania. He has done an exceptional job as our Treasurer for the last five years.

Tiffany Williams is the Broker-In-Charge/Owner (since 2000) of Tiffany's Beach Properties, a property management and real estate company on Bald Head Island, and owner of Room Service Home Furnishings store and interior design studio, also on the Island. Tiffany received her B.S. Degree in Journalism from the University of Miami, Florida. She is a full-time Island resident and has served on the board for three years.

Tiffany has very successfully led the BHA Board work for ARC Coordination with Middle Island and the Harbour Association.

Jennifer Lucas has a background of strategic payments business transformation and digital banking and payments innovation. She is also a corporate spokesperson/industry representative. She received a B.S. in Business with a history minor from Wake Forest University and an M.B.A. in Marketing from the University of North Carolina at Charlotte. Ms. Lucas currently works at Ernst & Young, LLC as Managing Director, Americas Payments Consulting

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Transformation By Alan Briggs

Last year, 2022, I spent almost all year on Bald Head Island. I had not done that in my 21 years here. I was surprised how lovely and special Bald Head Island is year round. I never knew my bad-my mistake there was a smaller group of people here not the vacationers but the livers. It felt like a family like a neighborhood. The conversations were longer. I called more people by name. More called me by name. My home did not feel so much like a vacation home. It felt like a home. It was a good feeling.

Managing Editor

Carrie Moffett, BHA Executive Director

Production Manager, Copy Editor, Writer and Ad Sales

Pam Henson, BHA Communications Manager

Bald Head Association Board of Directors

Alan Briggs, President

John Kinney, Vice President

Robert Drumheller, Secretary and Treasurer

Jennifer Lucas, Tiffany Williams, Joe Brawner

Contributors

BHI Conservancy • Old Baldy Foundation
Village of BHI • Village Chapel of BHI

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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

Wilmington Harbor Inner Ocean Bar Project

The U.S. Army Corps of Engineers contracted with Marinex Construction to provide maintenance dredging of the

Wilmington harbor inner ocean bar. Approximately 1 million cubic yards of the dredged material is being placed on South Beach. The project plans show that fill will be placed near Sandpiper Trail and will go all the way down to the Killegray Ridge area on South Bald Head Wynd. The project is expected to conclude on or about February 10, 2023. The completion date is approximate since weather and mechanical impacts can change the project's schedule.

The Village has created a web page (use QR code) to post project information to include a progress map and photos. The Village also posts updates on the project on its social media channels regularly. If you have property near the project area and will have renters, this page will give them an idea of what to expect during construction. If you have not experienced a shoreline restoration project on Bald Head Island, here is what you can expect:



The beach will remain open except for the areas of immediate construction, where a 1,000-foot section of the beach will be closed at any given time when nourishment is underway. Due to the many variables associated with the construction progress,



such as mechanical or weather impacts, it is extremely difficult to forecast when the contractor will have a particular section of the beach closed. There will be a large pipe that carries the sand slurry down the beach and heavy excavation equipment

which will be working 24/7 until the project is completed. There will be noise from the large machinery 24/7; this will

By Carin Faulkner, Village Public Information Officer

include "back-up signals" from the machines and lighting, which are required for the safety of the crew. Sand ramps will be spaced along the beach (approximately every 400 feet) to allow beachgoers to walk over the pipe and access the ocean.

Please help the construction crew by being mindful of the construction fencing and signage. Do not go beyond any signage or barriers, as doing so may place yourself and others in harm's way.

Inquiries about this project can go to Carin Faulkner, Public Information Officer, at public.information@villagebhi.org or 910-457-9700, ext. 1025.



Winter Fire Safety Tips

According to the 2023 Old Farmer's Almanac, the Southeast region of the country is expected to experience below normal winter temperatures, with the coldest periods in early and late January and mid-February. This means residents will be doing more to keep warm, therefore increasing the risk of experiencing a structure fire.

The National Fire Prevention Association (NFPA) indicates that the winter months are the leading time of the year for home fires. Half of all home heating fires occur in the months of December, January and February. One in every seven home fires and one in every five home fire deaths involves heating equipment. Space heaters are the type of equipment most often

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2023 BHA Annual Assessments

Bald Head Association's Board of Directors, Finance Committee and staff have been working for months to develop the 2023 budget, which the Board adopted in November. The budget is designed for the best use of dues to ensure the association is well managed, maintained and preserved. There are a few considerations that affect the amount of next year's dues. First, the Board's previously adopted Reserve Policy based on the 2020 professional reserve study includes an increase to 46.5% funding. In large part because of the plan, the annual basic assessment will increase by 15% for 2023 — \$190 per lot and \$570 per home.

Second, 2023 is the third and final year of the 3-year special assessment for the now-completed Wildlife Overlook project on Stede Bonnet Wynd. The special assessment amount remains the same in 2023 — \$26 per lot and \$80 per home.

Third, there are increased costs and inflation adjustments for items such as property insurance, health insurance, landscaping, payroll, utilities and maintenance and repairs of assets.

Paying Your 2023 Assessments

BHA has an owner portal which provides a secure vehicle for automated, one-time or regular online payments with lower fees. There is no charge if you sign up using a bank account; a small convenience fee applies for credit cards. For property owners with assessment balances over \$1,000

who wish to make quarterly payments, please make arrangements by emailing BHA Bookkeeper Leigh Ann Fink at LeighAnn@BaldHeadAssociation.com.

BHA's 2023 annual assessment coupon for the basic assessment, special assessment and any applicable supplemental assessments for maintenance of neighborhood assets will be mailed in early January 2023 and are due by February 15, 2023. For property owners who wish to pay their 2023 assessment online, you must be enrolled in the member portal. For first-time enrollees, email Leigh Ann Fink. For questions about the 2023 basic and supplemental assessments, contact Leigh Ann Fink at LeighAnn@BaldHeadAssociation.com or Carrie Moffett at Carrie@BaldHeadAssociation.com or 910-457-4676, ext. 26.

Make Sure BHA Has Your Current Contact Information, Including Email Address


It has always been important for BHA to have your current mailing address. However, with changing times, it is also essential that we have your up-to-date email address and phone numbers. BHA's owner portal also allows property owners to view, add or change phone numbers and mailing addresses easily. Make sure BHA has your current contact information by either reviewing your owner portal information or emailing updates to Diane Mesaris (Diane@BaldHeadAssociation.com).




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2022 Sea Turtle Nesting Season Summary A Record-breaking Season for BHI's Sea Turtles

By Paul Hillbrand, Sea Turtle Program Coordinator, Bald Head Island Conservancy

For a fourth consecutive season, the 2022 sea turtle nesting season on Bald Head Island was tremendously successful, with above-average numbers across the board. Since 2000, the Island has averaged 78 nests and 102 false crawls. During the 2022 nesting season, the Bald Head Island Conservancy's (BHIC) Sea Turtle Protection Team (STPT) patrolled BHI's beaches for 151 days/nights (22 dawn, 58 partial nights and 71 full nights) and observed 148 nests, with the first being laid on May 18 and the last on August 14. Additionally, the STPT observed 203 false crawls. A total of 64 genetically unique, individual females were responsible for the 351 total nesting activities observed. Due to the proximity to the high tide line or an escarpment, 68 (45.9%) imperiled nests were relocated. For the second season in a row, a green sea turtle (*Chelonia mydas*) laid a nest on BHI — this time in dramatic fashion, under a full moon while 50 beachgoers watched in awe.


We also saw the return of four legacy turtles — Claire, Sara, The Lovely Mrs. Bites and Willine. The STPT applied two satellite tags during the 2022 nesting season. Willine and Sara were outfitted with the devices in collaboration with Florida Fish and Wildlife Commission's Sea Turtle Biologist, Dr. Simona Ceriani. These tags allow us to track the migration patterns and trends of these tagged individuals over time.

The first hatching event was observed on July 25, while the last two nests were excavated on October 2, with an average incubation time for the 148 nests of 57 days. Approximately 16,377 eggs were laid on BHI, producing a record number of hatchlings, estimated to be 13,157, nearly doubling the average hatchlings per year since 2000, which was 6,665. Mean hatch success rate was 81.9%, while mean emerge success rate was 78.4%.

BHI Conservancy is looking for a part-time bookkeeper.

For details, visit <https://bhic.org/job/bookkeeper-administrative-assistant>.

For a third consecutive year, two predator exclusion cage (PEC) designs, MasterNet and welded wire, were installed to protect nests. Though coyotes were observed on BHI beaches in summer 2022, there were no successful depredation attempts. This was the first time in the past four years that BHI did not lose a single egg to coyote depredation. Six nests were lost to Hurricane Ian on September 30, and fortunately, these were the only nests lost during the 2022 season.

All nesting activities were performed by loggerhead (*Caretta caretta*) or green sea turtles, pending genetic confirmation. All sea turtle monitoring and sample collections were performed pursuant to North Carolina Wildlife Resources Commission Endangered Species Permit #22ST14. 



The 2022 Sea Turtle Protection Team.
Left to right: Jordyn Brown, Eli Bradly, Ali Johnston, Grace Shay and Ashlyn Crain.

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

involved in home heating equipment fires, accounting for more than two of every five fires (44%), as well as the vast majority of deaths and injuries in home fires caused by heating equipment.


Here are a few tips the NFPA has to keep your home fire safe:

- Keep anything that can burn at least three feet from any heat source like fireplaces, wood stoves, radiators or space heaters.
- Keep portable generators outside, away from windows and as far away from your home as possible
- Install and test carbon monoxide alarms at least once a month.
- Plug only one heat-producing appliance (like a space heater) into an electrical outlet at a time.
- Have a qualified professional clean and inspect your chimney and vents every year.
- Store cooled ashes in a tightly covered metal container and

keep it outside at least 10 feet from your home and any nearby buildings.

Fire prevention is important on Bald Head Island and so is fire detection. With limited accessibility to the Island and the associated delayed response of mutual aid from surrounding communities, it is extremely important that the Public Safety



Department responds to fires quickly to minimize the potential threat to life, property and loss of the Island's protected maritime forest. Please make sure that your monitored smoke detection system is functioning properly. For more guidance on these systems, check out our latest guide, "Monitored Smoke Detection Systems — A Guide for BHI Property Owners," and our other fire safety information on the Department of Public Safety's "Fire Safety" web page (use QR code). 



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Submarines, Shipwrecks and Survivors — Sinking of the John Gill, Part 1 of 2

By Jake Grossman, Educator and Collections Coordinator, Old Baldy Foundation

On March 12, 1942, the 523-foot-long tanker *John D. Gill* steamed up the Atlantic 24 miles off the coast of North Carolina. The ship had a 42-person crew and was carrying 142,000 barrels of crude oil up to Philadelphia. The crew was joined by seven, armed Navy sailors onboard to provide protection against a possible Nazi submarine attack. Indeed, in the first six months of 1942, Nazi German submarines had sunk 397 ships, including 96 off North Carolina's coast alone. In those attacks more than 5,000 people perished.¹ Nazi Germany sunk Allied merchant ships to deprive England of any foreign assistance. The waters off North Carolina saw a number of Nazi submarine attacks due to the narrow shipping lanes vessels took in order to avoid the troublesome capes and shoals. Nazi submarine commanders simply waited at those "pinch points" for a ship to pass through and then torpedoed the unsuspecting vessel. Such was the atmosphere through which the *Gill* traveled.

At about 10:00pm on the night of the 12th, Nazi U Boat *U-158* struck the *Gill* with a torpedo into oil tank #7 on the starboard side near the main-mast. A crewmember, 22-year-old Herbert Gardner, said, "When it hit, it was like it picked the chair up and moved it out from under me ... we knew what had



Left: Edwin F. Cheney Jr. being awarded the Merchant Marine Distinguished Service Medal by President Franklin D. Roosevelt. Photo courtesy of Paul M. Hudy. Right: Gravestone for Catalino Tingzon. Photo courtesy of the Southport Historical Society.



happened."² The crew abandoned the sinking *Gill* as, according to Navy Armed Guard Floyd Ready, millions of gallons of "West Texas crude [with] a very high gasoline content" gushed out into the ocean. Although highly flammable, it did not alight until a survivor tossed a life ring, complete with a self-igniting flare, into the inky water. Ready recalled, "When that happened, we started to burn." Ready and his fellow Navy Armed Guards frantically manned their guns as the sailors lowered life rafts or dove to safety. The ship's quartermaster, Edwin F. Cheney Jr., was awarded the Merchant Marine Distinguished Service Medal from President Franklin D. Roosevelt for his effort that day.

Edwin released and launched a life raft from a sinking and burning ship and maneuvered it through a pool of burning oil to clear water by swimming under water; coming up only to breathe. Although he had incurred severe burns about the face and arms in this action, he then guided four of his

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BHA Welcomes New Staff Members Leigh Ann Fink and Dora Richey

Leigh Ann Fink is BHA's new Bookkeeper, replacing Denise, who retired. Leigh Ann spent most of her life in a little town of around 600 people named Faith, North Carolina. Faith was the closest thing to Mayberry you could ever know. Everyone knew everyone, and people took care of each other. After her husband's retirement, they moved to Oak Island in 2018. "The only thing better than living on Oak Island is working on Bald Head Island," says Leigh Ann. "The view while walking from the ferry landing to BHA is incredible!"



Leigh Ann graduated from Appalachian State University with a BSBA in Information Systems. She has spent over 30 years in accounting and programming. Her hobbies include fishing and

boating, and she enjoys spending time with her family, especially her five grandchildren. Contact Leigh Ann at LeighAnn@BaldHeadAssociation.com or 910-457-4676, ext. 27.

Dora Richey is BHA's new Covenants Compliance Associate, replacing Mary Anne, who was promoted to Deputy Director. Dora joined Bald Head Association after working in the medical and retail management fields. She has lived in Brunswick County since 2015 and is grateful every day for the beauty that the coast has to offer. She lives in Holden Beach with her son, two rescue dogs and a cat. Her hobbies include yoga, sketching, photography and reading whatever book she can get her hands on. Contact Dora at Dora@BaldHeadAssociation.com or 910-457-4676, ext. 30.



••• Continued from page 8 (Submarines, Shipwrecks and Survivors — Sinking of the John Gill, Part 1 of 2)


shipmates to the raft, and swam to and rescued two others who were injured and unable to help themselves.


~ Official DSM Citation³

Eventually, the Navy Armed Guards noticed the paint on their ammunition boxes boiling from the inferno and decided it was time to abandon ship. Unfortunately, all life rafts were already deployed or on fire, so "we jumped right into the fire" recalled Ready. Another Guard, Gary Potts, dove alongside Ready. Potts

claimed, "I used to dive off railroad bridges ... and I wasn't thinking about the Navy telling me to jump feet first. I said the heck with the Navy and did what I thought best." Potts and Ready were joined by Gardner, all swimming to safety. Gardner remembered, "Every time I'd come up, I'd come up on fire [and] my head and my hands would be on fire." The three navigated under the flames and onto the safety of Cheney's lifeboat.

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Yaupon Tea Recipe (Non-roasted Version)

Desiree Bridge's Autumn Cooking Demonstration in October was a great success, and she would like to share another one of her recipes with all islanders.

Gather fresh yaupon leaves and a few yaupon small, green twigs. **Do not use the berries at all since they are poisonous.** Wash the leaves and twigs thoroughly,



then allow them to air dry over the next two days in a well-ventilated space. To make a light tea, place the leaves and twigs in a pot large enough to accommodate

your portion size. Pour water that is about at boiling point onto your yaupon and cover the pot with a lid. Let steep for 10-20 minutes. Strain out the leaves and twigs, then serve the tea at room temperature or chilled. This yields a fresh and light version of yaupon tea, compared to the roasted. 

Love BHI Night Sky

By Pat Miller

Sunrise, sunset — each is a gift. The secret of receiving the gift is related to light pollution (light pollution is the presence of unwanted, inappropriate or excessive artificial lighting). Thanks to each of you who has responded, turning off your outside lights when not needed and utilizing lower-wattage bulbs in your outside lights.


We howl at the moon, but we can also cheer before the sunrise. What a treat to go outside in the morning before the sun rises and look up. The stars actually seem their brightest then. Join in and share the night sky experience with your neighbors and friends. Let our Island be known for being aware of one of the things money can't buy — the gift of a beautiful night sky on Bald Head Island. 



Photo by Greg Braswell.



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BHA's 4th Annual "Operation Re-Forest — We Forest"

Thank you to all property owners who purchased trees in BHA's 4th Annual Operation Re-Forest — We Forest. We appreciate the many hardworking volunteers who made this operation possible, in an effort to help add to Bald Head Island's essential tree canopy!

Through BHA's 4th annual Operation ReForest — We Forest, volunteers plant trees and other vegetation mostly on BHA Common Area. BHA also allows property owners wanting to plant trees to piggyback their purchase onto our larger order, which lets them purchase the trees at a discounted price. In 2022, volunteers planted 27 live oak trees and 6 wax myrtles. Additionally, many trees were ordered by property owners for planting on their own properties — 25 live oaks, 35 wax myrtles, 19 yaupon hollies and 15 sabal minor palms.

Special thanks to Dale Giera of Trinity Builders for the donation of the labor to dig the holes, to BHI Limited for the donation of the barge fees to bring the trees to the Island, to the Village of BHI for the waiver of the ICE fees and to Duke Energy for the grant that helped purchase and transport the trees to the Island.

We always welcome new Tree Keepers. If you'd like to volunteer to help keep newly planted trees watered, email Barbara Giera at barbara.giera@gmail.com.



ISLAND EXPERTS



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CONTACT
919.485.9901
dale.giera@gmail.com

BUILDING AND RENOVATING FINE HOMES ON BALD HEAD ISLAND

••• Continued from page 1 (BHA's 2022 Annual Report Packets, Annual Meeting, Voting and Smith Island Social)

including the developer BHI Limited, the Village of BHI, the BHI Club, the Old Baldy Foundation, the Village Chapel, Middle Island's POA and the BHI Conservancy. All that information is packed into less than two hours, and numerous long-time property owners have expressed that they learned more about Bald Head Island at the Annual Meeting than they had from any other source.

BHA is planning to hold its 2023 Annual Meeting on Saturday, January 28, 2023, beginning at 9:00am, both in person and online. More details will be forthcoming.

As required by BHA's Covenants, members will receive in late December 2022 a packet of information with materials for the 2023 Annual Meeting. The packet will contain BHA's 2022 Annual Report and specific instructions for online voting, including your individual voting registration ID. Your unique voter registration ID label will be on the front cover of the Annual Report. If you have questions about your voter ID, call Diane Mesaris at 910-457-4676, ext. 21. For any other questions, contact Executive Director Carrie Moffett at Carrie@BaldHeadAssociation.com or 910-457-4676, ext. 26.

Voting

BHA is utilizing the software Vote HOA Now for online voting for the 2023 Annual Meeting. If you own multiple properties,

please see the special instructions for voting on BHA's website (www.baldheadassociation.com/annual-meeting-online-voting).

Members who cannot or prefer not to vote online can use the paper proxy that was included in members' Annual Packets. Or, contact BHA (Diane@BaldHeadAssociation.com) to request a paper proxy be mailed or emailed, if needed.

To vote online, visit the secure web address listed on the front cover of BHA's 2022 Annual Report (or the QR code). You'll be taken to a secure site specific to BHA's election. Enter your

unique registration code found on the label on the front cover of your Annual Report. Online voting will begin on Wednesday, December 28, 2022, at 8:00am and end on Wednesday, January 25, 2023, at 4:00pm. All paper proxies must also be received by 4:00pm on January 25, 2023, in order to be counted. Voting on the day of the Annual Meeting will be via ballot (rather than proxy) using the same website and unique registration code. No motions will be taken from the floor.

Again, note that special instructions will be available for owners of multiple properties on the website. Questions? Contact Carrie Moffett, BHA Executive Director, at 910-457-4676, ext. 26 or Carrie@BaldHeadAssociation.com.

Continued on page 19

Your unique voter registration code is on the cover of your 2022 Annual Report, mailed mid-December in a white, catalog envelope.



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America's Forgotten Tea Source, in Our Very Own Backyard

By Pam Henson, BHA Communications Manager

I love learning new things and, better yet, sharing what I learn with others. And who doesn't like a good tale about a dramatic showdown? I recently stumbled across some little-known facts and history about a plant native to Bald Head Island and the southeastern US, whose tiny leaves were deemed a threat to the largest company ever to have existed in recorded history.

Here's a story about the little ol' evergreen tree/shrub called yaupon holly that you might have in your very own backyard on Bald Head Island and the historical business interests that may have played a dramatic part in crushing its popularity in the US. Sounds worthy of a 21st-century movie.

In attending the annual Native Plant Festival at the Arboretum in Wilmington, NC, I visited a vendor named Yaupon Tea Co. and spoke with co-founder Andrew Kiley. They had three tea samples to taste, and I chose one to sip on while I walked the beautiful grounds. It was lovely. Later, I found their website and began reading blog posts that lead me to other online sources covering the history of yaupon holly as a source of tea. Native Americans' usage of yaupon holly for tea dates back to 1050AD in the Cahokia Mounds in Illinois.



Here's an important point. Yaupon holly is only one of two known plants endemic to North America that produces caffeine. Some claim it's the only one. Plus, it's sustainable.

According to Matt Stirn's *BBC Travel* article, "The British

East India Company deemed this plant a threat to their control of the tea market, and England limited yaupon's importation into Europe. In 1789, William Aiton, a famed botanist and the first superintendent of Royal Botanic Gardens, Kew, appointed by King George III, gave yaupon its controversial scientific name, *Ilex vomitoria*. While some believe that Aiton's nomenclature reflected yaupon's ritual consumption among Native Americans, others believe it was a politically motivated smear campaign to further squash the threat to the English tea trade.

Whatever his underlying motivation, Aiton's unsavoury naming tainted yaupon's reputation and instilled a lasting fear of unwanted side effects."

Stirn continues, "According to research conducted by Dr. William Merrill of the Smithsonian Institution, the shrub was consumed by almost every Native American tribe who lived

Continued on page 17



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—Robert, BHI Owner



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Rebuilt Osprey Nest Platform

By Thompson Wyatt




Photo by Thompson Wyatt.

The BHI Conservancy and Creek Geeks worked together in the fall of 2022 to rebuild one of the osprey nesting platforms in the BHI Creek. With funding and transportation supplied by Rick Nelson of Seabreeze Realty, the group, led by Ben Cotter, Coastal Environmental Science Intern with the BHI Conservancy, righted the support pole and rebuilt the rotten platform. There is a second osprey platform that the group will address in the spring of 2023.

No one seems to know who originally installed the platforms that help support nesting for our population of osprey. Does anyone out there know?

Also, in the fall of 2022, the Creek Geeks assisted the BHI Conservancy in placing a second layer of shells on one of our three renourished oyster reefs in the creek.


Interested in helping out? Contact Thompson Wyatt at jthompsonwyatt@gmail.com. 

••• Continued from page 15 (*America's Forgotten Tea Source, in Our Very Own Backyard*)

among it. When picked, roasted and boiled, the leaves yield a yellow to dark-orange elixir with a fruity and earthy aroma and a smooth flavour with malty tones. As if orchestrated specifically for the mind and body, yaupon leaves' perfect ratio of stimulating xanthines such as caffeine, theobromine and theophylline release slowly into the body, providing a jitter-free mental clarity and an ease to the stomach. Though it was also consumed as an everyday, energising beverage among Native Americans, yaupon was commonly associated with purification and was incorporated into men's-only rituals that often involved fasting, drinking and

vomiting to cleanse the body and mind."

The American Yaupon Association (AYA) was founded in 2018 and since then has been helping to promote the yaupon industry through ethical means. Yaupon hollies can be found in the south from the East Coast to Texas, including our very own Bald Head Island, NC.

Though I've always admired evergreen yaupon hollies, I didn't know about their being a source for tea and their role through history. Talk about supporting the USA and lowering your carbon footprint! I now have a new appreciation for this plant. 



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TIDBITS:

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

BHA's Community Garden

If you love gardening, there are a few garden plots still available in BHA's Community Garden. As of print time, two plots are available — one large at \$250 and one small at \$100. BHA's Community Garden is located beside the Dog Park on North Bald Head Wynd. Contact Diane Mesaris for details and fees at 910-457-4676, ext. 21 or Diane@BaldHeadAssociation.com. Current garden plot renters will receive the gate lock's combination. Water is available in several areas around the garden, and you provide your own hose.



“BHI Basics” — A Great Resource for Owners, Guests and Renters

BHI is a barrier island with interdependent ecologies and an abundance of unique flora and fauna. Education is key to helping preserve Bald Head Island. This includes educating visitors, whether they are renters or family/guests of property owners; property owners who are new; property owners who have been on BHI for a long time; and property owners anywhere in between, both full-time and part-time residents.

BHA published a brand-new educational resource at the end of 2020 which encompasses the essentials of Bald Head Island — information about the Island, tidbits about everyday life, information about wildlife that live among us, safety information and much more. It's called “BHI Basics.”

Every home on Bald Head Island should have a copy of BHI Basics, to help educate guests and renters. If you need a copy, they are available in the BHA office (email Diane Mesaris at Diane@BaldHeadAssociation.com). If you

manage the rental of a home yourself and need a copy for your own guest book, contact Diane. If you rent your home through a property management company, make sure a copy of BHI Basics is in your guest book.

••• Continued from page 9 (Submarines, Shipwrecks and Survivors — Sinking of the John Gill, Part 1 of 2)

Survivors were taken to Doshier Memorial where, fortunately, there was an augmented staff with recently trained Red Cross volunteer nurses. One nurse, Josephine Hickman, claimed the staff worked for 20 hours non-stop and “managed to save every one of them.” Eleven survivors escaped with Cheney, 15 escaped on a different raft and the remaining 23 perished. Among the dead was a young Filipino mess boy named Catalino Tingzon, or “Benny.”⁴ The government failed to locate his family, so Tingzon was buried in Southport. As the survivors were mending and mourning in Southport, the *U-158* fled southward seeking more prey. What would be the fate for the U-boat? See next month's article!



“Navy Armed Guards Aboard *Gill*” Courtesy Paul M. Hudry

¹ MDuffus, Kevin P. War Zone: World War II off the North Carolina Coast. Looking Glass Productions, Inc., 2012.


² <http://www.nc-wreckdiving.com/WRECKS/GILL/GILL.HTML>

³ <https://catalog.archives.gov/id/198017>

⁴ Fuller, Liz. *Sinking of the SS John D. Gill*. <https://www.youtube.com/watch?v=vQCJzX9-XZg&t=1113s>

••• Continued from page 14 (BHA's 2022 Annual Report Packets, Annual Meeting, Voting and Smith Island Social)

BHA's Smith Island Social

BHA's Smith Island Social, a long-running annual tradition held at the BHI Club the evening after BHA's Annual Meeting, will return this year after a short hiatus due to COVID-19. The event will be held Saturday, January 28, 2023. More details will be forthcoming. Mark your calendars now to attend! 


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

Lead, Strategic Business Transformation. Jennifer has done an excellent job as our liaison to the Education and Recreation (ER) Committee. Jennifer's business experience is different than anyone else's on the Board, and Jennifer always provides a realistic and useful explanation for how business works now.

Joe Brawner worked in the international chemical and pharmaceutical business and holds a B.S. in Industrial Engineering from Virginia Tech and an M.B.A. from The Wharton School, University of Pennsylvania. Joe has lived on Bald Head Island for over 20 years and has been a leader on almost every board and committee on the Island. Joe took on the responsibility of serving as our board liaison for the first official year of the Community Wide Standards Committee and with his many years of experience on Bald Head Island got the committee off to just the start it needed. His great depth of island experience has proved invaluable to the BHA Board this year.

What you can see is that these five people, in combination with me and my 47 years of legal experience, made a Board with a broad range of diversity. What you can't see is these six leaders all worked exceptionally hard this year for you. They all had opinions. They all expressed their opinions And, they all worked together advancing their own individual views but, at the same time, listened respectfully and professionally to the views expressed by their colleagues on the Board.

Everyone compromised a little, gave a little and got to collective results that best served our full membership and our Association. It has been a pleasure and privilege for me to serve with this fine group of fellow directors.

Thanks. 

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



January 2023:

New Year's Day	1/1/2023	
BHA Office Closed	1/2/2023	
Village Chapel Women's Retreat	1/13/2023 & 1/14/2023	
Martin Luther King Jr. Day	1/16/2023	
BHA Office Closed	1/16/2023	
ARC-B Meeting	1/20/2023	9:30am
Village Council Meeting	1/20/2023	10am
BHA Board Meeting	1/27/2023	11am
BHA Annual Meeting	1/28/2023	9am
Smith Island Social	1/28/2023	TBD

Save the Date in February:

Groundhog Day	2/2/2023	
ARC-A Meeting	2/3/2023	9:30am
Valentine's Day	2/14/2023	
ARC-B Meeting	2/17/2023	9:30am
Village Council Meeting	2/17/2023	10am
Smith Island Art League Show & Sale	2/18/2023 & 2/19/2023	10am
Mardi Gras	2/21/2023	
Village Chapel Ash Wednesday Service	2/22/2023	TBD
BHA Board Annual Retreat		TBD
Village Council Annual Retreat		TBD

Around the Corner in 2023:

Daylight Saving Time	3/12/2023
St. Patrick's Day	3/17/2023
BADWATER Cape Fear	3/18/2023
Easter	4/9/2023
Earth Day	4/22/2023

Ongoing:

Knitting Group:	Wednesdays	9:30am
Village Chapel Services:	Sundays	8:30am
AA Virtual Meetings:	Mondays & Thursdays	8am
(Zoom Group: #85999065097, P/C: 570863, Email: sober.1day.at.a.time@gmail.com)		
Yoga Classes:	Mondays & Wednesdays	11:45am



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