Bald Head Association
Island Report
August 2023
Volume 34, No. 8
Communication, Advocacy and Protection of BHI Property Values

Smart Building and Landscape Guidelines Help a Barrier Island's Sustainability

There's a funny GEICO advertisement that ran a few years ago, featuring new homeowners running afoul of their homeowner's association guidelines, with the HOA representative, Cynthia, literally "clipping" their wings. While this company is known for its parody ads featuring funny extremes, sometimes rules that mandate shrub and mailbox heights (in this ad's case) humorously highlight only the negatives of a property owners association. While we all laughed at Cynthia's stringent attitude, we also know that a productive HOA/owner partnership is essential for a community like Bald Head Island, and that requires owners to understand why rules are in place.

BHA's Design Guidelines state: "The Bald Head Association Covenants were drafted and adopted by the property owners of Bald Head Island. Within these Covenants the property owners created the Design Guidelines and the Architectural Review Committee (ARC) to support their goal of 'enhancing and protecting the value, desirability and attractiveness' of the Bald Head Island properties and maintaining the environment in which they exist. These Design Guidelines contain basic requirements that support the intention of the Covenants to promote a harmonious community aesthetic and a conservation consciousness."



Bald Head Island's beauty highlights Mother Nature at her very best, showcasing a barrier island's three interdependent ecosystems — beach/dunes, creek/marsh and maritime forest. The Island's naturally evolved reactions to harsh ocean winds and salt spray can be seen in its protective tree canopy, for example. The forest attracts and sustains many beneficial insects which, in turn, attract birds and small mammals. These creatures contribute, and so on goes the cycle of life. There are many pieces of this geological, ecological and biological puzzle that are separately important but collectively essential.

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BHI Native Plant Feature of the Month

American Beautyberry

The American Beautyberry (*Callicarpa americana*) is a woody, deciduous, perennial shrub and is native to Bald Head Island. Some common names are American Beautyberry, American Mulberry, Beautyberry, French Mulberry and Sourbush. Here are some details from the NC State Cooperative Extension:

> *It is a member of the Lamiaceae (mint) family. The leaves, when crushed, produce a chemical that can*

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ARC Corner
Architectural Review Committee

Ask ARC before any work begins!

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

ARC office — open by appointment only

Email Fran Pagliaro, ARC Coordinator, at *Fran@BaldHeadAssociation.com* or
Chris Howard, ARC Administrative Assistant, at *Chris@BaldHeadAssociation.com*
or for urgent ARC matters, call 910-477-7246.
For all questions about trees and vegetation, email *Trees@BaldHeadAssociation.com*.



NO weedeaters

Something New — *Easy ARC Online Applications!*

BHA is excited to launch its new and improved ARC online applications. Here are some of the new features to help both members as well as contractors:

- Easy file uploads
- Immediate submittal confirmation
- Handy checklist of required items, including any fees
- Save your "in progress" application for multiple projects and/or multiple clients, then submit when you are ready.

Some FAQs

What if I've already started using a PDF fillable form? Do I have to start over?

During this transition phase, both types of applications can be submitted. However, we encourage using the new, online intake format for all new applications.

Is my data secure?

All form links use "https," which secures data in transit. All collected form data is

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Getting Specific — Wood, #57 Stone and Pervious Coverage

Let's say you want to replace your worn-out wood driveway with gravel. You've heard #57 stone is a good substitute, but is it? A wood driveway with boards spaced at least ¼ inch is pervious. A surface of #57 stone, as designated by the American Society for Testing and Materials, laid at least four inches thick over a geotextile fabric is considered pervious. Boards spaced less than ¼ inch and #57 laid over dirt are impervious. Why does this matter?

In relation to construction, materials that do not allow water to penetrate or percolate into the ground are impervious. Living on a barrier island, water management helps deter flooding on your property. So, the more pervious surface you have, the better. In any environment, the impervious drainage surface coverage is limited to a maximum of 25% of the total square footage of a Bald Head Island lot. This is not simply an ARC Design Guideline. The Village or CAMA percentage requirements may be higher, depending on where the home is located on the Island.

So, before you upgrade your driveway, find out where you stand on the impervious coverage of your lot. And don't forget, you can "repair and replace," but a change of material or coverage will require ARC review.

ARC Monthly Quiz

True or False?

1. You can install a house-name sign by your front door without ARC approval as long as it is of a compatible color.
2. You can replace a dead hydrangea plant without ARC approval.
3. You can hang a string of white party lights on your screened porch year-round.
4. Basketball hoops are not allowed in your driveway.

Answers

1. False — Decorative name signs need ARC approval.
2. True — You can replace dead or dying plants with like kind, even if they are not BHI native.
3. False — No string or holiday lighting can be used for exterior decoration, including clear or white lights. The only exception allows for holiday lighting from November 15 to January 15.
4. False — Portable basketball hoops may be placed on a homeowner's property temporarily, but they should not remain in view beyond 48 hours and must be stored in an enclosed space. Basketball hoops cannot be used after 9:00pm.

BHA President's Letter ~ Alan Briggs

This month I would like you to do something for me. I would like you to go on your laptop to our website at *www.BaldHeadAssociation.com*. Click on it and just look at the first page.

Yes, we are talking about a new, modern, up-to-date website for BHA sometime in the future. But, for today, I just want you to sit on your couch — or your chair or wherever your "spot" is — and look at the first page of our current, outstanding website.

And I want you to click on all the *live* links that exist on just the first page. You will learn more about Bald Head Island and all the great things to do here than you ever knew. Start with the assumption that almost everything on that page is a live link. I counted 35 live links. Start at the top of the page. And just open the links:

- ABOUT BHA
- NEWS
- EVENTS
- LIFE ON BHI
- CONTACT US
- MAKE A PAYMENT

Scan the pages and get a feel for what is there. You can log them in your mind and return to them when you want. Then go back to the first page and work your way through that first page.

Next, you will notice the box with "Providing Leadership and News to the Community" and underneath: "News, Our History, Events." Click on each of those words in small print, as they are links (you probably knew this, but I didn't until I really studied this page). The links will take you to another portion of the website, all of which I believe will permit you to learn more about the information that is there.

do you ever?
By Alan Briggs

do you ever just ask yourself
how did you get lucky enough
to be living on Bald Head Island?

do you ever just ask yourself
how did you get lucky enough
to be golfing howling at the moon
walking the beach watching the birds,
fishing kayaking biking
and so so much more
on a secluded island paradise
in your senior years of life?

do you ever just pinch yourself
and wonder if this is all
a reality TV show
and we are living under a dome
and one day someone will
lift up the dome and announce:
"The show is over now. You can
go home."

Below that box, you will find on the left side of the page the "Vision" for Bald Head Association. This Vision was prepared by our Long-Range Planning Committee some years ago and provides guidance to BHA.

Then on the right side of the page, you will find a window that will take you to the current copy of the *Island Report*. You can click on the lower-right, 3-dot icon for more options, such as fullscreen, so you can read what you want. You can also use a keyword search, thumbnails, share, print and more with that icon.

Next, on the right side of this homepage, you will find a very long list of "Featured Events & Topics." These links relate to the current items that our Communications Manager, Pam Henson, selects as the most likely links you will want to visit.

Pam does an outstanding job with our website and our overall communications program. If you look on our website under BHA staff, you can read more about Pam. One sentence reads, "Community is very important to Pam, and she looks forward to meeting BHA members to ensure the highest standards of effective communications."

In addition, on our website you can read about all of our outstanding BHA staff who work daily to serve you — Carrie Moffett, Diane Mesaris, Mary Anne Arata, Fran Pagliaro, Chris Howard, Kimberly Bandera, Pam Rainey, Leigh Ann Fink and Dora Richey.

I know you will enjoy the time you take to just play around on our website and learn a little more about BHA and the Bald Head Island paradise we all call home, either full-time or part-time.

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; Christine Osborne, Vice President; Robert Drumheller, Secretary and Treasurer; Paul Carey, Assistant Treasurer; Joe Brawner; John Kinney

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

By Carin Faulkner, Village Public Information Officer

No Social Media Presence? No Problem!

Social media is a great tool for getting information out to multiple audiences who may not receive Village e-blasts and who may not stop by the bulletin boards at the Island Post Office & Package Center. The Village uses social media as an online bulletin board and often shares information from other sources, such as Brunswick County, National Weather Service, NC Emergency Management, National Fire Protection Association, etc. If you have decided that social media is not for you, you can still access the Village's content without having a social media account, AND you can make it just as convenient to access as having a social media app on your phone!

The Village has created a Media webpage. This page can be found by going to the Village's website home page and clicking on the "i" information icon for Media (or, go to *www.villagebhi.org/media*). The media web page includes the Village's Twitter feed, all the Village's social media channel links and resources that the Village has for communicating with the public. Below are instructions on how to create a button on your cell phone's home screen that will take you directly to the Village's media web page. When you do this, the Village's logo will appear on your phone's home screen.

iPhone Instructions: Open Safari (iPhone web browser). Enter *villagebhi.org/media*. Tap the Share icon (the square with an arrow pointing out of it) at the bottom of the screen. Scroll down to the list of actions and tap "Add to Home Screen."

Android Instructions: Open Chrome (web browser). Enter *villagebhi.org/media*. Tap the menu button (three dots in the upper right corner). Tap "Add to Home Screen."

The Village also has a Linktree. The Linktree includes links to each of the Village's social media channels and links to other resources that the public may find useful such as the Island Directory, Village calendar, and the latest e-newsletter/ announcements. Linktree is an app, so you cannot place the Village's Linktree on your cell phone's home screen. However, you can open the channel and add it to your mobile bookmarks. Use the QR code to access the Village's Linktree (or type in *www.linktree/villagebhi*).



Duke Energy team setting out for final walkdown with Village staff.

Duke Energy Grid Improvement Project Completed

Duke Energy's multi-year grid improvement project is now completed!

What Did They Do?

Over the past five years, Duke Energy upgraded nearly all power equipment on the Island and hardened the system to prepare for future storms. The new equipment allows for the isolation of outages and remote automatic repairs.

The project started with the upgrading of power lines and the addition of conduit to provide better protection for the power lines from the Island's harsh elements. Over 11 miles of power lines were installed and upgraded on the Island. In addition, over two miles of power lines were installed and

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The BHI Pirate Invasion Is Imminent!



By Sandy Kades

Close to 40 pirates will be setting up camp and docking their ships beginning Friday, August 4. Come join in the fun at Marina Park (111 Keelson Row) beginning at 10:00am on Saturday, August 5, when pirates will entertain you with stories, songs, living history demonstrations and sword fighting shows. Make sure you get down to Beach Access #5 at 11:00am for the sea battle, when Captain Sinbad and Captain Blackbeard attempt to invade our Island while the brave pirates on shore try to fend them off. To learn more, visit our website at *www.baldheadislandpirateinvasion.com*.



Congrats!

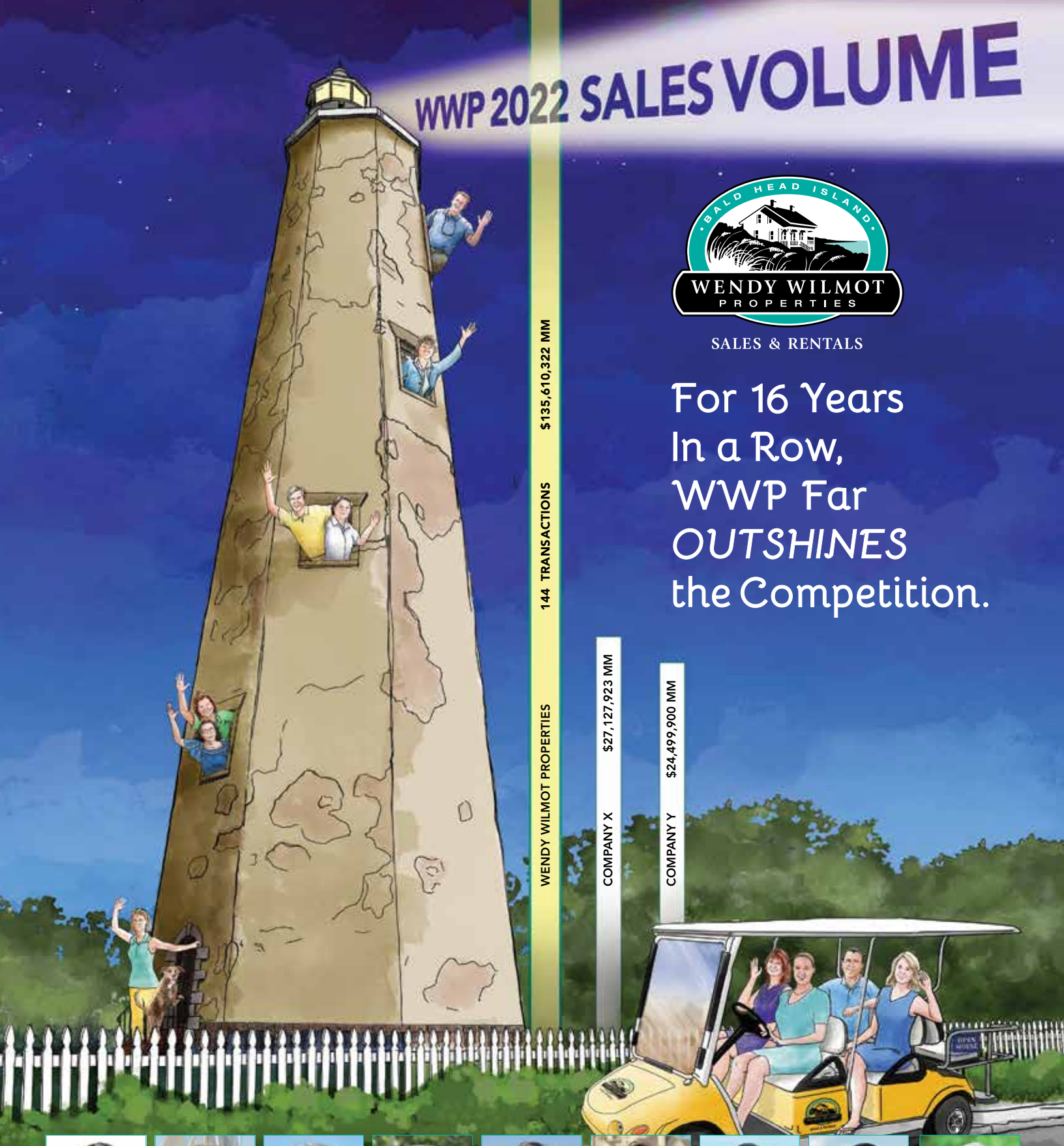
Congratulations to the BHI Conservancy on the grand opening of its new Hatchling Hut in Bald Head Island's harbour on June 21, 2023. BHA celebrates with you. Go check it out!



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All numbers represent sales of all property types (except commercial sales) located on Bald Head Island from 1/1/2022 to 12/31/2022, and are sourced from NCRMLS Market Penetration Report run by Company Type (offices within same have been company combined). An agent who is both Buyer's Agent and Seller's Agent in any one sale is granted 200% credit. All information deemed reliable, but not guaranteed. (C) 2022 NCRMLS

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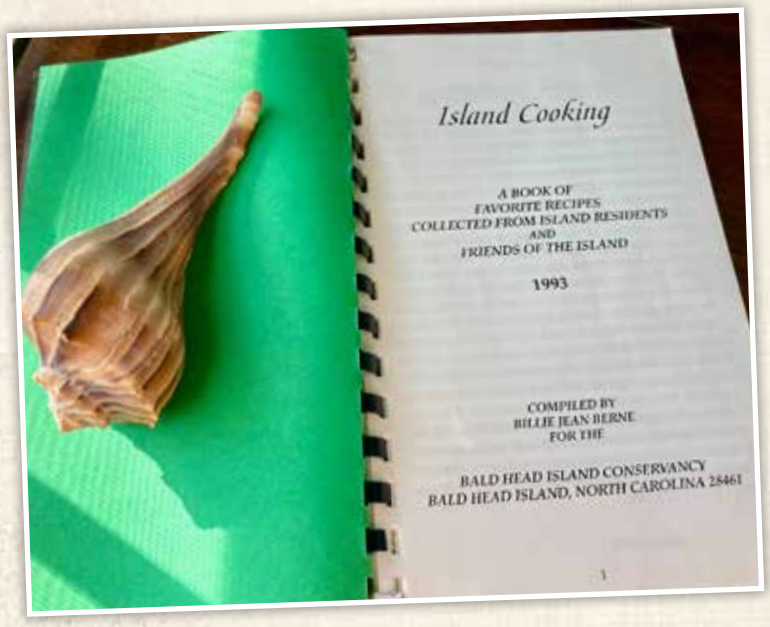
Terrapin Tally and WHQR Radio

By Morgan Hooks

During the BHI Conservancy's third spring participating in the Terrapin Tally with North Carolina Coastal Reserve, our conservation team had the chance to talk all things diamondback terrapins with WHQR Radio. WHQR reporter, Kelly Kenoyer, and producer, Camille Mojica, took to the water with us to record their story on the Terrapin Tally and even spotted a diamondback terrapin themselves. Soon after, their segment featuring soundbites from Conservancy staff was picked up and aired nationally by NPR's *Weekend Edition*.



WHQR reporter, Kelly Kenoyer (rear), and producer, Camille Mojica (front). Photo by Kelly Kenoyer.



Island Cooking Cookbook

By Desiree Bridge, Turtle Central Assistant Manager

For the Conservancy's 40th anniversary, we will be releasing an updated version of *Island Cooking*, the Conservancy's 1993 cookbook. *Island Cooking* was compiled by Billie Jean Berne, with the original version featuring a collection of recipes from Island residents and friends of the Island. The updated version will include some of the recipes from the original cookbook.

For the 40th anniversary cookbook, we would love for you to send us your favorite recipes. You can send a maximum of three recipes per person, and they do not have to feature coastal cuisine. Have a barbecue recipe that you are proud of? Send it in! Depending on how many recipes we receive, we may have to limit one recipe per person, so please make a note on which recipe you would prefer us to print. Samples of some of the categories within the cookbook are drinks, appetizers, meats, vegetables, baked goods and desserts, etc. Each month we will update you on the progress of the cookbook. We look forward to reviewing all of your delicious recipes! Email recipes to Turtle Central Assistant Manager, Desiree Bridge, at *desiree@bhic.org*.

BHI Yearbook

By BHIC's Development/ Marketing Team

We are accepting submissions for our BHI Yearbook. Please submit your favorite pictures of Bald Head Island from the past 40 years to commemorate the place we all love! Email submissions to *development@bhic.org*.

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Hurricanes of the Past — Part 1

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



Map of North Carolina by J. Collet, showing the New Inlet (Library of Congress).

Hurricane. A single word that inspires terror and dread for vacationers and coastal residents alike. Unfortunately, one of the costs of being near the coast is the threat of tropical storms. Hurricanes and Bald Head Island have a storied, if not loved, history — from opening up inlets in 1761 to Florence destroying the Boat House in 2018. Everyone has their own hurricane tale. Even this Pennamite remembers being 6 years old or so, giggling as Bonnie threw my brothers and me across the deck while on a family vacation to the Outer Banks. The more we remember hurricanes, perhaps, the less chance they will come? Indeed, NOAA predicts a light hurricane season for the Atlantic coast this year, so hopefully, this article does not jinx it! On that note, let us look back at some of the most momentous hurricanes to grace our Island. (My intention is not to disrespect any hurricanes that are not mentioned in this article; there are a lot of hurricanes and not a lot of space to cover them all.)

The 18th century featured two notable storms for BHI. The first hurricane we will discuss is known as the Hurricane of 1761. That storm hit the Lower Cape Fear in September with enough force to open up an inlet between BHI and Fort Fisher. That inlet, appropriately named "New Inlet," was one mile wide and 18' deep. New Inlet altered the topography and history of BHI. First, New Inlet prompted the Confederacy to construct Fort Fisher, the largest earthwork fortification in the world in 1863, to protect Blockade Runners entering the inlet. Perhaps if there had been no New Inlet and, thus, no Fort Fisher, the Union would have chosen Bald Head Island instead of Fort Fisher for their major assault in 1864. If so, I wonder if Old Baldy would have withstood the 10,000-shot cannonade. Second, New Inlet shallowed Old Inlet and disrupted shipping down the Cape Fear River. It was not until the 1870s that the inlet was dammed up and shipping was restored to its proper depth. Although it did not leave as long-lasting an impact as the Hurricane of 1761, the Hurricane of 1769 left "flooding higher than ever before" from Southport (Smithville) to New Bern.[1] The next time BHI was severely struck was not

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• • • *Continued from page 8 (Hurricanes of the Past — Part 1)*

until the 19th century, when multiple storms visited the Cape Fear.

The 19th century featured at least ten hurricanes on BHI. Although BHI was spared the brunt of the Hurricane of 1821, it was likely the first one felt by Old Baldy and keeper Sedgwick Springs. Another storm came on August 19, 1837, and destroyed every bridge from Wilmington to Goldsboro (Waynesboro).[2] During the morning of the Centennial Hurricane on September 17, 1876, citizens in Southport reported that the sky was as dark as night. The Hurricane of September 11, 1883, pushed the Frying Pan Lightship all the way to the Myrtle Groove Sound. Although BHI missed the brunt of the Hurricane of 1883, 53 North Carolinians died from it, the most deaths in a storm until the 1990s.

One of the last storms of the 19th century was The Great Halloween Hurricane of 1899. A Southport newspaper reported that "large droves of cattle drifted across the river, dead and alive. They were run off by high waters all over BHI, which was never known to be covered before." Further up the coast JW Brock was out fishing on Zeke's Island when the storm hit. He was never seen again; however, a trunk filled with his papers and other items washed up in Wilmington.[3] The gravity of hurricanes during the 19th and 18th centuries are difficult to quantify, as there is not as much information as those during the 20th century. Yet, as new ways to record statistics and quantify damage came to be, hurricanes did not lessen.

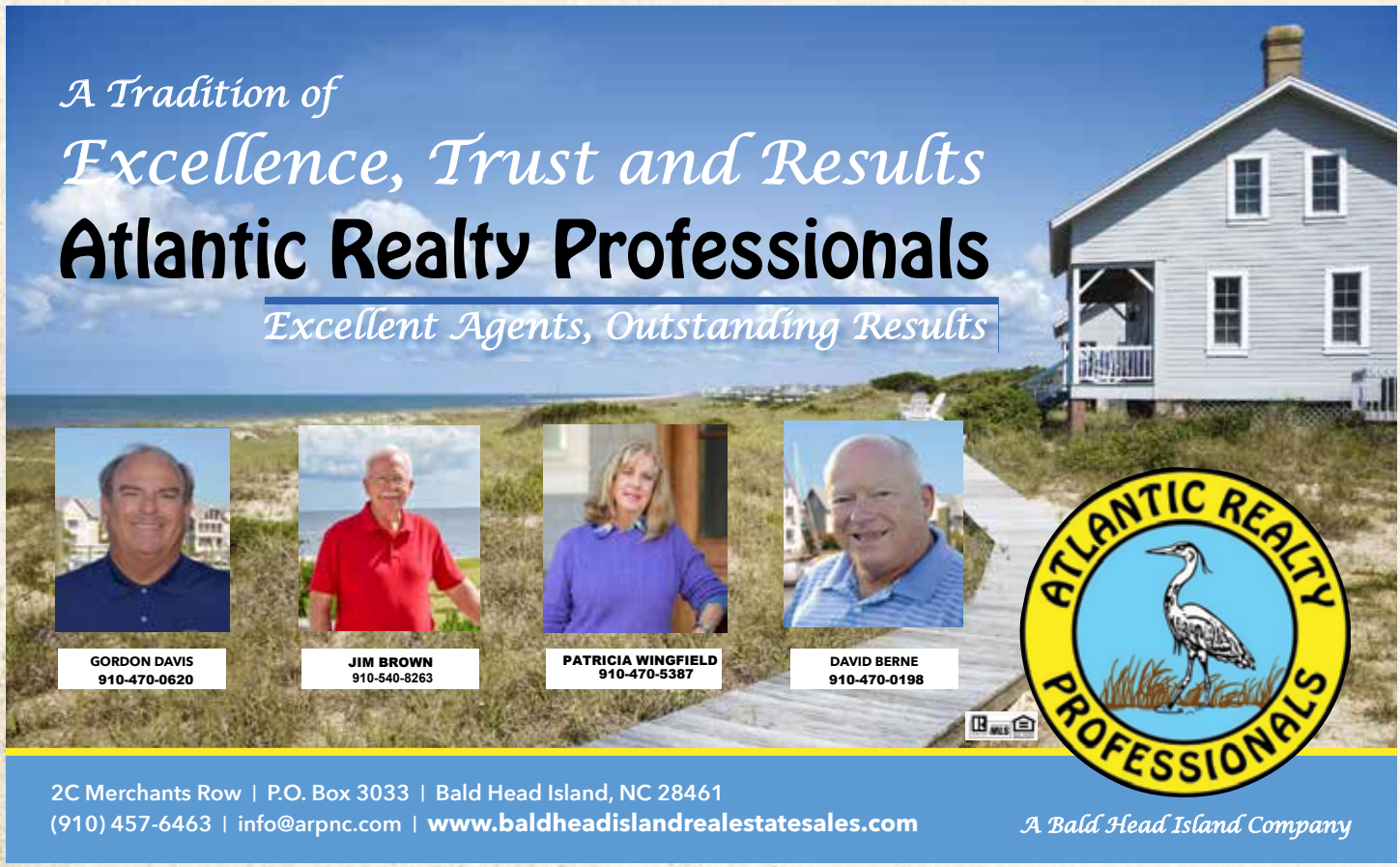
The first half of the 20th century was relatively quiet for BHI, with only two substantial storms. The first struck November 13, 1904. Two schooners wrecked on the Cape Fear, Caswell suffered heavy damage and four surfmen at the USLSS New Inlet station drowned.



Image of a DUKW, or Duck Boat, used to evacuate people from Carolina Beach through Wrightsville Beach in 1944 (Wikipedia).

While WWII raged in Europe, people in North Carolina warred against the second hurricane that struck August 1, 1944. About 10,000 people were evacuated, spanning an area from Carolina Beach to Wrightsville Beach. To help with the evacuation, the US military sent soldiers, trucks and a 2.5-ton amphibious vehicle known as the "Duck Boat." The Hurricane of 1944 left havoc at Camp Davis, though it was nothing compared to the havoc wrought on NC during the 1950s, when the state was nicknamed "Hurricane Alley," which we will discuss in next month's issue. Until then, let's keep our fingers crossed for clear skies.

[1] Barnes, Jay. *North Carolina's Hurricane History Includes a Decade of New Storms from Isabel to Sandy*.
[2] Ibid, 29.
[3] Ibid, 54.



Village Chapel Update

By Kevin Arata, Village Chapel Board of Trustees

Village Chapel worship services continue to be held throughout the summer months, through Labor Day weekend, at 8:30am and 10:00am, with outdoor seating available for both services. Additionally, a Catholic mass will be held on August 6 at 4:00pm and September 3 at 4:00pm, led by Father Thahn. We encourage you to check out our Facebook page (*facebook.com/VillageChapelofBaldHeadIsland*) and our website (*villagechapelofbaldheadisland.org*) for information on any other activities or services that may arise in August.



Photo by Kevin Arata.

••• *Continued from page 1 (BHI Native Plant Feature of the Month — American Beautyberry)*

repel mosquitos, ticks and fire ants. Clusters of small flowers bloom on the stems during the late spring and early summer. Clusters of purplish to bluish berries develop August through October and encircle the stem.

The shrub's clusters of berries are a food source for many songbirds, including the American Robin, Brown Thrasher, Purple Finch and Eastern Towhee. The berries are also consumed by armadillos, foxes, opossum, raccoons and squirrels. White-tailed deer are known to browse on the leaves in the summer and enjoy the fruits after leaf drops in the fall.

The shrub prefers full sun to part shade and is intolerant of deep shade. It will grow in all types of soil, provided there is good drainage. Allow 3-6 feet of space for planting unless regular pruning is done. Pruning is best done in late winter. Prune low and avoid fertilizer to reduce height and fruit set. It is recommended that old canes be removed for rejuvenation of the shrub because the flowers and fruits appear on new shoots. It can be propagated by seeds or stem cuttings.

Native Americans use the roots, leaves and branches to treat malaria and rheumatism. The roots are also used to treat dizziness and dysentery. In the past, US farmers crushed the leaves and placed them under the harnesses of their horses and mules to repel mosquitoes. The Agricultural Research Service has found that two compounds in the leaves — callicarpenal and intermedeol — act as a mosquito repellant.



Please Share BHI Roads With Us!



Photo of painted bunting by Robin Prak.

Driving slowly can help reduce the number of wildlife creatures getting hit, such as birds, squirrels, turtles and snakes. The speed limit on BHI is 18 mph unless otherwise posted. ***Pass it along!***



LET US BUILD YOUR BHI DREAM HOME

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 owner who has completed many new construction and remodeling projects on the island, Dale is well versed on the details of building on Bald Head Island. He's currently building a beautiful, custom home on Brown Pelican Trail and recently completed new construction projects on Kinnakeet as well as the Esplanade building on Maritime Way.

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How Visible Is Your Address Bollard?
They're Not Just for Looks — They're Essential!

Can you see the house address in this photo at the top at right? Here is a true story to illustrate the importance of clearly visible address bollards and numbers. A few years ago, a tram driver noticed smoke coming from a house on Bald Head Island.

Thankfully, because the address bollard was clearly visible, the tram driver called 911 with the house's address, and Public Safety personnel responded immediately. The exterior fire was caught early and extinguished by Public Safety personnel. Fast response time helped prevent severe damage to the home.

Now consider that same situation if the address bollard had not been clearly visible. The visibility of your address bollard could mean the difference of essential seconds in emergency response time. Public Safety personnel need to be able to see your address bollard — both day and night — in order to respond to an emergency.

Tram drivers also need to be able to see your address bollard — both day and night — to be able to deliver passengers correctly. And don't forget that renters and house guests rely on address bollards to find the correct house.

Public Safety personnel, tram drivers, renters and house guests cannot find your home if the address bollard:

- is missing
- is not visible at night because of faded, reflective paint
- is not visible due to YES/NO trash pickup sign obstruction
- is not visible day or night because of surrounding vegetation or decorations
- is missing some or all of the address numbers

For complete address bollard specifications, check page 134 in the Design Guidelines at *www.BaldHeadAssociation.com*. Bollard construction and installation must comply with BHA Design Guidelines, so choose a service provider who complies with these guidelines (from BHA's homepage, select "Life on BHI," then "Island Service Providers"). For any questions, contact the Architectural Review Committee (ARC) Administrative Assistant, Chris Howard, at 910-457-4676, ext. 23. Or, email her at *Chris@BaldHeadAssociation.com*.





At top: An address bollard covered in vegetation.
At bottom: A perfect bollard.

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Solsticebuilders.com 910-454-9822

BHA's Payment Portal — Fee Change to ACH Transactions

For convenient payment options, BHA offers its members a secure payment portal (*www.baldheadassociation.com/make-a-payment*). BHA was notified by its provider, Enumerate/TOPS, about a fee change to ACH transactions. Effective August 15, 2023, a $2.00 fee will be added to ACH transactions, for both one-time and recurring ACH. Note that fees for other electronic payment offerings, such as credit and debit cards, will not be impacted.

BHI Transportation — Updated FAQs

BHI Transportation (BHIT) continues to update the online FAQs as questions and comments about its electronic ticketing and reservations arise. If you have questions about the Bulk 40 Coupon Code Ferry/Tram Reservation Process, visit the Electronic Ticketing Frequently Asked Questions site at *www.baldheadislandferry.com/faq-new*. You can access that page from the homepage, as well.

••• *Continued from page 1 (Smart Building and Landscape Guidelines Help a Barrier Island's Sustainability)*

Every piece is interconnected and helps sustain this barrier island that we all love.

Many *Island Report* articles feature topics from the Design Guidelines in reaction to a high number of violations, in order to help inform and alleviate more property owners from doing the same. Currently, there is a high number of new property owners, all needing to learn or re-learn the basics about and the cultural history of the Island. Remember, 52% of properties have turned over from 2018 through March 31, 2023, so there are a lot of new owners on the Island. Plus, there are property owners who are under-informed, don't think the Design Guidelines apply to them or don't want to be told what to do with their property. Keep in mind, BHI is counting on us all.

It Takes Everyone On a Barrier Island To Help Protect the Entire Island

All property owners on Bald Head Island are invested in the sustainability of this barrier island. And maintaining the Island's natural evolutionary life cycle as much as possible contributes to its health and sustainability. As more homes are built and the population increases on BHI, it becomes even more important for property owners to hold themselves and others accountable to the Design Guidelines that were created in order to help minimize impact.

The Design Guidelines can help best when they are followed correctly by everyone. Seemingly small actions can actually have much larger ecological implications, both immediately and long-term. Let's look at some examples.

How the Design Guidelines Help Preserve Bald Head Island

The Design Guidelines minimize the initial environmental impact from construction, renovations and future impact of the environment over the structure's life span. Here are some Design Guideline examples, with their specific benefits to Bald Head Island:

1. **Impervious surface coverage limits**
   - Minimizes impacts on natural water flow
   - Mitigates flooding and maximizes efficient water runoff
2. **Preservation of trees and understory**
   - Minimizes disturbance to BHI's tree canopy which gives protection from harmful wind and salt spray
   - Minimizes disturbance to roots for better plant strength and soil health, maximizing natural water runoff efficiency
   - Helps maintain low light levels on the forest floor, precluding unwanted vines from growing
   - Minimizes impacts with beneficial shade and reduces electricity usage
   - Supports the insect community, which helps attract and sustain native and migrating birds and small mammals and, thus, helps contribute to the cycle of life on a barrier island
3. **Any new landscape plan (for new construction and for any landscape changes) requires a minimum of 70% native BHI plant material (ARC encourages 100%)**
   - Supports the ecology of BHI, helping to sustain this barrier island's entire ecosystem
   - Reduces the impact of non-native, invasive vegetative species on indigenous plants
   - Has a better survival rate in BHI's harsh environment
   - Does not require irrigation once established
4. **Lighting restrictions on ocean-facing homes (room-darkening window treatments must be installed and used to block interior lighting in the evenings and frugal use of exterior lighting)**
   - Prevents disturbing nesting and hatchling sea turtles that are federally protected and active from May 1 through November 15
5. **The Design Guidelines contain climate-tempering architectural features to help reduce energy needs, such as:**
   - Deep porches shade the summer sun
   - Operable shutters provide shade and admit breezes
   - Steeper roof pitches allow warm air to rise, away from living space
   - Roof overhangs limit sun exposure

There are larger reasons behind each item in the Design Guidelines that you may not be thinking about when you're facing your own project. But the Design Guidelines are in place to help lessen buildout impacts on this barrier island while helping to protect property values.

Home Occupations

While a home office on beautiful Bald Head Island is a dream to some, it's reality to others. With 21st century technology, many professionals have the ability to work from home, whether it's in Charlotte, NC, or BHI. During the onset and height of Covid, this ability to work remotely helped speed up the changing work landscape dramatically. Let's consider another type of scenario of working from home. Perhaps someone was considering starting a home business such as a yoga studio or a golf cart repair shop. Note that neither is permittable on BHI, per both Village Ordinances and BHA Covenants. But, for the sake of explanation, let's explore why. Both of these example businesses would definitely see an increase in foot and golf cart traffic from not only customers, but also in the golf cart repair shop scenario, from vendors and deliveries, etc. And what about parking for multiple vehicles at once?

BHA's Covenants

BHA's Covenants regarding home occupations largely takes into consideration the impact to adjacent neighbors. To continue with this example, if you're inside your home teaching a yoga class, you may not necessarily see or feel the effect from 20 golf carts parked along the road or on the edges of your neighbors' properties, nor may you be affected by the comings and goings of large groups of people throughout the day, for many days. BHA Covenants state (Section 10.5.A. Single Family Utilization), "No home or other structure constructed within the described area will be utilized for commercial purposes, except that home offices will be permitted as long as such offices do not induce traffic, require signage, require outdoor storage of equipment, inventory, vehicles, or include retail space."

Any member who violates any Covenant item would go through the same violation process currently in place:

1. Violation is witnessed or reported.
2. A friendly email or phone call from BHA staff is made to the owner informing of the violation.
3. If no response is received, an official letter of violation is sent out via postage and email, if an email address is on file.
4. In the letter, the owner is asked to return the home to exclusive residential use within 30 days.
5. If the violation is cured, a thank-you/closing letter is sent out to the property owner.

If the violation is ignored, the property owner will receive a second letter notifying him/her of the date of the compliance hearing with the Board of Directors to discuss any extenuating circumstances before the Board considers any action.

BHA has been consistent with its position since at least 2005 that properties cannot be used for commercial purposes other than as vacation or recreational rentals. This includes the commercial use of renting a unit to temporarily house workers to complete a project on BHI.

Want to know more? These guidelines are specified in Article 10.5(a) of BHA's Covenants, which can be found on BHA's website

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BHI SERVICES rentals + sales

Bald Head Island Services Rentals & Sales

Bald Head Island Services is about making a house a home. Whether you want to rent a beach home, rent your property or talk about purchasing a home. We are here for you every step of the way.

2E Merchants Row
910.363.4955
baldheadislandservices.com

Don't Worry.



We Have This.

ROADS ON THE COAST ARE DIFFERENT



THG INSURANCE

We are a family-owned Insurance Agency providing excellent service and coverage to the Carolina coastline and Bald Head Island.

Chad and Tara Huneycutt, agency owners, are homeowners on BHI and have a vested interest in protecting the island. We carefully consider which insurance benefits will suit your individual needs and we will monitor those on an ongoing basis. Contact us today if you are looking to purchase a new home or have an upcoming renewal on your existing insurance. We look forward to working with you!



CONTACT US

phone: 910.338.1773
huneycuttgroup.com| info@huneycuttgroup.com

TIDBITS:

You may know it but please 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.

Dog days of summer

Did you know that if the air temperature is 77°, the asphalt/pavement temperature could be as high as 125°? At 86°, asphalt temperature is approximately 135°, and at 87°, it's approximately 143°. At 125°, skin destruction can occur in just 60 seconds. Always check the asphalt/pavement prior to your pet walking on it. Paws can get burned. Don't forget that ferry decks and beach sand get hot, too. If your pet can't stand still and is constantly picking up its paws, check the heat of the ground and take action. Keep in mind if it's too hot for your bare feet, it's too hot for theirs.

Although it may not be an issue on BHI, never leave your pet unattended in a parked car for any period of time. According to The Humane Society of the United States, "On a warm day, the temperature in a car can exceed 120° in a matter of minutes — even with the windows partially open. Your pet can quickly suffer brain damage or die from heatstroke or suffocation." Help spread the word!

••• *Continued from page 15 (Home Occupations)*

24/7/365 at *www.BaldHeadAssociation.com*. Remember, as the property owner, you are responsible for knowing your obligations under the Covenants. For any questions, contact Carrie Moffett at 910-457-4676, ext. 26 or *Carrie@BaldHeadAssociation.com*.

Village of BHI's Ordinances

In addition to BHA's requirements, the Village's Ordinance Section 32-164 governing home occupations includes these items:

- The use must be conducted entirely within the dwelling by a member of the immediate family residing on the premises. No persons outside of the immediate family members will assist or be employed. No more than 25 percent of the floor space within the dwelling may be used in connection with such occupation.
- The activity involved shall not noticeably detract from the outward residential character of the neighborhood.
- Pedestrian traffic, vehicle traffic and any other activity associated with a

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

upgraded on the mainland to support the Bald Head Island system's reliability.

The next step was the installation of upgraded switchgears. The switchgear equipment was the main element of this project, but for the switchgear to operate, the Island's power lines needed to be upgraded first. The switchgears were also installed with the Island's environment in mind with flood mitigation. Eleven switchgears were upgraded on the Island, and two were upgraded on the mainland, along with new storm-hardened poles over 1.5 miles with new voltage regulation and reclosers.

In addition, three new, automatic switchgears were custom-designed, allowing Duke Energy to redirect power from one location to another if there is an outage. Before the project, there was a single point of failure when there was an outage. Now, with the upgrades in place, Duke Energy will be able to switch to another line remotely, which will help isolate an outage to a smaller number of customers, more easily detect where the issues are and result in shorter outages when there is one.

What improvements can you expect?

While unforeseen outages can still occur, Duke Energy expects these major improvements to reduce significantly the duration of outages and the number of customers impacted in the future.

Continue to be prepared by noting the four ways to report a power outage to Duke Energy.

1. Online by visiting *duke-energy.com* on your computer or mobile device.
2. Use the Duke Energy mobile app, which can be downloaded onto your smartphone via the Apple Store or Google Play.
3. Text OUT to 57801 (standard text and data charges may apply).
4. Call the automated outage-reporting system, at 800. POWERON (800.769.3766).

Please make sure that you are signed up to receive alerts from Duke Energy. With outage alerts, you will receive text, email or voice messages that will provide information about outage causes, restoration time and crew status and notifications of when your power is restored. The system also notifies customers of the Brunswick Nuclear Plant siren tests. You can enroll by texting REG to 57801 or enroll online at *www.duke-energy.com/outages/alerts*.

Outage status can also be checked by using Duke Energy's online outage map at *https://outagemaps.duke-energy.com/#/carolinas*. The information on this map is determined by customers' outage reports, so be sure to report an outage to Duke Energy when it happens.

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• • • *Continued from page 2 (Something New — Easy ARC Online Applications!)*

stored encrypted (known as "encrypted at rest"), which secures data in storage. These security features are automatic, and there's nothing extra you need to do to take advantage of them.

Seems like there are a lot of "required" fields.

Actually, this is not a change; these fields were always required. ARC needs fully completed applications for review. Requiring specific fields helps prevent and/or reduce back-and-forth emails and/or phone calls about missing information, which is a better use of everyone's time.

Check out the new applications and answers to frequently asked questions on ARC's webpage at *www.BaldHeadAssociation.com/architectural-review-and-design-guidelines*. For any questions, contact Chris Howard, ARC Administrative Assistant, at *Chris@BaldHeadAssociation.com* or 910-457-4676, ext. 23.

• • • *Continued from page 18 (Village of BHI Updates)*

Thank you!

Duke Energy shares its thanks with all Islanders for your patience and coordination during construction activities and planned outages to complete the installations. Duke Energy was able to work with Bald Head Island Conservancy and Bald Head Association to support native vegetation plantings and coordinated closely with Village staff to ensure cleanup and restoration.

You'll continue to see Duke Energy around the Island when there are new customer connections, power service requests, etc. They thank you for allowing them to serve our community!

• • • *Continued from page 17 (Home Occupations)*

home occupation shall not significantly disrupt the peace and tranquility of the residential neighborhood.

- Any equipment is to be stored inside an enclosed shelter, shed or garage. There shall be no outside storage.

To read the full Village Ordinance, go to *https://villagebhi.org/village-government/council/village-ordinances*.

Scan this QR code with your phone camera for full details on BHA's events calendar!

August 2023:

Howl at the Moon	8/1/2023	7pm
ARC-A Meeting	8/4/2023	9:30am
BHI Pirate Invasion	8/4/2023-8/6/2023	
National Lighthouse Day Weekend	8/4/2023-8/6/2023	
BHA Board Meeting	8/11/2023	11am
Editing Your Phone Pictures Class	8/15/2023	7pm
ARC-B Meeting	8/18/2023	9:30am
Village Council Meeting	8/18/2023	10am
Howl at the Moon	8/30/2023	6:30pm

Save the Date in September:

ARC-A Meeting	9/1/2023	9:30am
BHI Artisans Show & Sale	9/2/2023	10am
Labor Day	9/4/2023	
BHA Office Closed	9/4/2023	
BHA Board Meeting	9/8/2023	11am
Grandparents Day	9/10/2023	
Community Potluck Dinner	9/11/2023	6pm
Patriot Day	9/11/2023	
ARC-B Meeting	9/15/2023	9:30am
Village Council Meeting	9/15/2023	10am
Orionid Meteor Shower	9/26/2023-11/22/2023	
Howl at the Moon	9/29/2023	6pm

Around the Corner in 2023:

Village Council Candidate Forum	TBD	
Absentee Ballots Available Start Date	10/6/2023	
Voter Registration Deadline	10/13/2023	
One-stop Early Voting	10/19/2023-11/4/2023	
Howl at the Moon	10/28/2023	5pm
Daylight Saving Time Ends	11/5/2023	
Municipal Elections	11/7/2023	
Veterans Day	11/11/2023	
BHA Office Closed	11/11/2023	
Thanksgiving	11/23/2023	
BHA Office Closed	11/23/2023-11/24/2023	

Ongoing:

AA Virtual Meetings:	Mondays & Thursdays	8am
(Zoom Group: #85999065097, P/C: 570863, Email: *sober.1day.at.a.time@gmail.com*)		
Knitting Group:	Wednesdays	9:30am
Men's Group:	Every Other Monday	8:30am
Pilates Classes:	Thursdays (Aug. 10, 17, 31; Sept. 7)	11am
Shag Dance Classes:	Tuesdays (Sept. 12, 19, 26; Oct. 3, 10, 17)	6pm
Village Chapel Services:	Sundays through Sept. 3	8:30am/10am
Yoga Classes:	Mondays & Wednesdays	11:45am

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www.BaldHeadAssociation.com

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Did you know?

BHI has a lending library in the Harbour, between the Dockmaster and the barge landing area. Take a book, leave a book.

