



Bald Head Association

November 2024

Volume 35, No. 11

# Island Report

Communication, Advocacy and Protection of BHI Property Values

*In Case You Missed It...*

## Want to Join the BHA Board of Directors?

BHA's Board of Directors believes it functions most effectively if it has diversity among its members. These include all of the differentiating characteristics that make each of its members special and unique. The overall expectations of a BHA Board member are to:

- Serve a three-year term
- Serve as a Board liaison to one of BHA's committees
- Attend meetings in person and/or remotely

There are two ways to be considered for BHA Board service. First, the Nominating Committee is charged with selecting at least one candidate for each vacancy and recommending them directly to BHA's membership. The Nominating Committee is appointed by the Board of Directors and consists of a chairperson, who is a member of the Board of Directors, and four members of the Association who are not currently members of the Board of Directors. The 2024 Nominating Committee members approved at the Board's June regular meeting were Anne Berry, Jason Campbell, Rhonda McNairy, and Rick Nelson, and Matt Scibienski as an alternate.

This year's deadline for 2024 Board candidate submittals was in September. Nominating Committee Chair Steve Smalley informed the Board of the committee's selections of candidates at its regular September Board meeting. The candidates selected by the Nominating committee to run for election are Bill Bourne, Derek Crump and Vickie Lonker.

Additional information about each candidate and the

election process will be shared with the membership in the 2024 Annual Report, mailed in early December, as well as in upcoming newsletters.

We thank the members of the Nominating Committee for their service to the BHA this year and for volunteering their time and efforts.

If someone wants to be considered by the membership for Board service and is not identified through the Nominating Committee process, BHA's Bylaws identify an alternative path: "A petition signed by a minimum of fifteen (15) individual property owners, advocating a nominee for election to the Board of Directors, may be submitted to the Association office no later than sixty (60) days prior to the annual meeting and this candidate or candidates shall be added to the final ballot which will be mailed to the membership no less than thirty (30) days in advance of the annual meeting."

This year, November 26 is the 60-day deadline for petitions to be received by BHA. That date is the final deadline, and submissions can be sent any time prior to the deadline. All Board candidates are required to complete a biography/questionnaire and send a photo for publication in BHA's Annual Report and on BHA's website to help inform members of candidates' credentials. With a tight print deadline, all biography/questionnaires and photos must be received by 4:00 p.m. December 2, 2024. All who are interested in submitting a petition can email BHA Communications Manager Kimberly Bandera at

[Kim@BaldHeadAssociation.com](mailto:Kim@BaldHeadAssociation.com).



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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.

Please email Fran Pagliaro, ARC Coordinator, at [Fran@BaldHeadAssociation.com](mailto:Fran@BaldHeadAssociation.com).  
For all questions about trees and vegetation, email [Trees@BaldHeadAssociation.com](mailto:Trees@BaldHeadAssociation.com).



## Holiday Decorations

For upcoming holidays such as Thanksgiving and Christmas, some property owners may be wondering about exterior decorations on Bald Head Island and what is compliant with the Design Guidelines.

Here are some important points to be aware of for any outdoor decorations you are considering. Visit [www.BaldHeadAssociation.com](http://www.BaldHeadAssociation.com) for the Design Guidelines. “Decorative Items” are on page 38. You can also perform a key word search by clicking “CTRL+F” once the document is fully open, to bring up the search window.

All exterior decorative items such as planters, statuary, water features, feeders, wind chimes, birdbaths and other ornamental items and structures must be harmonious with the community aesthetic, site, home and surrounding environment.

All exterior decorative items (including temporary holiday decorations) must be constructed of natural and organic materials and blend seamlessly within the home and landscape design. Colors should complement the natural surroundings. Holiday novelty decorations like blowups and items that are inconsistent with this guideline are not allowed. See additional information under Lighting. These exterior decorative items must be few in number and consistent with the general subdued and natural character of the Bald Head Island conservation consciousness.

Regarding exterior holiday lighting specifically, here is the guideline (on page 43 of the Design Guidelines):

*Holiday lighting is permitted from November 15 to January 15 only. Moderation is recommended. No holiday or string lighting is to be used for exterior decoration any other time during the year, including clear or white lights, nor is it permitted to be used to illuminate any exterior steps, porches, arbors, structures, etc. any other time of year.*



## “QUICK BYTES”

~ Helping us to help you better ~

Sometimes, it's all about the little things. Did you know that when you include the BHI property address or lot number in the subject line of your emails, it helps ARC staff tremendously? That address/lot number allows staff to respond accurately and in a timely manner, rather than spending time researching which project the email pertains to.

With the volume of applications and correspondence that ARC staff receives daily, adding that key piece of information to the subject line is a quick organization tool that helps us to help you better. Thank you!

*“We’re still helping BHI families when the rest are gone!”*

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## BHA President's Letter

*By Christine Osborne, BHA President*

As I write this month's Presidents Letter, Tropical Cyclone #8 continues to affect our Island as well as our mainland friends and neighbors. While most of our roads are now dry many of the Wynds are full of deep puddles with a few that remain unpassable.

The Village has done a phenomenal job with around the clock clean up. I can hear the pumps humming in the background, just had my trash picked up and was notified that they have sprayed for the inevitable swarm of mosquitos that is sure to come!


Let's not forget the many that call BHI their workplace. So many navigated their way to the ferry to work a few hours to then turn around for what may have been a two hour or more drive home with all the road closures.

On the Island, I would be remiss if I did not mention Claude and Melissa Pope. Along with friends, they opened the Maritime Market to allow many that were caught off guard by the flooding to shop for essentials. While Claude ran the

register, Melissa could be seen keeping busy moving up and down the aisles.

While living on a barrier island poses some very unique issues, we as a community always seem to be able to come together and make the best of it. I witnessed so many acts of kindness, people helping complete strangers. Whether it be a ride to the ferry, a grocery drop-off, contractors using their work vehicles to aid those that are living in completely flooded areas, the list is endless!

I am personally able to add to the growing list of fun adventures that I have had on BHI over the years, paddle boarding and kayaking around my property to find a patch of grass for the pups to potty...check!

So, this November, the month that we give thanks, I would like to give a huge shout out to each and every individual that makes the trek over to this special Island to work. You are appreciated and we are thankful for you all! 

### Managing Editor

Russ Curtis, BHA Interim Executive Director

### Production Manager, Copy Editor, Writer and Ad Sales

Kimberly Bandera, BHA Communications Manager

### Bald Head Association Board of Directors

Christine Osborne, President;

Betty Robinson, Vice President;

Paul Carey, Secretary/Treasurer;

Joe Brawner; John Kinney; Steve Smalley

### Contributors

BHI Conservancy • Old Baldy Foundation  
Village 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 Manager 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. Deadlines are the 1<sup>st</sup> of the month for the following month's issue.



## Village of Bald Head Island Updates

By Carin Faulkner, Village Public Information Officer

### Flood Protection

The Village of Bald Head Island participates in the National Flood Insurance Program's Community Rating System (CRS). The CRS is a voluntary program for recognizing and encouraging community floodplain management activities exceeding NFIP standards. Participating in the program can result in the reduction of flood insurance premiums, reduction of flood damage to property, strengthens and supports the insurance aspects of the NFIP and encourages a comprehensive approach to floodplain management.

The Village remains at a Class 7 rating. This means all Federal flood insurance policyholders on Bald Head Island are eligible for a 5 to 15 percent discount on their NFIP premiums. This information has been sent to all Write Your Own (WYO) Principal Coordinators and National Flood Insurance Program Direct Servicing Agents. Since this is a fairly new designation for BHI, you may want to follow up with your insurance agent to make sure that the discount is applied at renewal.

One of the CRS activities that the Village has implemented since participating in the CRS is the Program for Public Information (PPI). Including the following flood information in this issue of the *Island Report* is one of the Village's public information initiatives. Additionally, all of the information

below is available on the Village's website at <https://villagebhi.org/residents-owners/learn-about/flood-protection/> along with several downloadable brochures.

### History of Flooding in Bald Head Island

The Village of Bald Head Island is bordered by the Cape Fear River on the west and the Atlantic Ocean on the south and east. To the north, the Village is bordered by wetlands in the Bald Head Island State Natural Area.

Flooding in Bald Head Island may be the result of thunderstorm events or heavy rain. Due to its vulnerable coastal location, the Village is also susceptible to flood impacts from hurricanes, such as those experienced during Hurricane Florence, as well as coastal wave action, beach dune erosion, high tide flooding and sea-level rise.

### Being Prepared is Your Best Defense Against a Flood. How Do You Prepare for a Flood?

#### Step 1: Know Your Floor Hazard

Regulated floodplains are illustrated on inundation maps called Flood Insurance Rate Maps (FIRMs). FIRMs are the official maps for a community on which FEMA has delineated the Special Flood Hazard Areas (SFHAs), which represent the areas subject to inundation by the 1-percent-annual chance flood event. On

*Continued on page 5*

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••• Continued from page 4 (Village of Bald Head Island Updates)

average, structures located within the SFHA have a 26% chance of flooding during the life of a standard 30-year mortgage.

You can view flood risk information for your property online at the North Carolina Flood Risk Information Center portal (<http://fris.nc.gov>). You can also contact the Development Services Director at 910-457-9700.

Properties located outside of the SFHA are not guaranteed to be safe from flooding.

### Step 2: Insure Your Property

Flooding is not covered by a standard homeowner's insurance policy. Bald Head Island participates in the National Flood Insurance Program (NFIP) which makes federally backed flood insurance available for all structures in the Village regardless of whether or not they are located within a SFHA. Coverage is available for the building itself as well as its contents. Renters are highly encouraged to purchase flood insurance for their contents. Note that there is a 30-day waiting period before coverage goes into effect. That means now is the best time to buy flood insurance!

Contact your local insurance agency for more information. Additional information can be found online at [www.floodsmart.gov](http://www.floodsmart.gov) or by calling 1-888-379-9531.

### Step 3: Protect Yourself and Your Family

Tune in to local commercial radio or television stations (WHQR 91.3 FM, WAAV 980 AM) or NOAA weather radio frequencies (162.550). Purchase a Weather Alert Radio to stay informed of changing conditions. Look for and adhere to all posted warnings.

Use the accompanying QR code to sign up for the Village's emergency notifications (Code Red).

If your property is in imminent danger of flooding, contact your utility provider to request that your power or natural gas be shut off or for guidance on how to do it yourself.

Avoid low lying areas. Seek shelter in the highest areas possible.


Develop an evacuation plan for your family. Designate a place where your family will meet after an evacuation order is issued and make sure you are prepared to leave quickly should the U.S. Coast Guard close the river to commercial traffic including the Bald Head Island Ferry.




### Step 4: Protect Your Property From the Hazard

Various methods may be used to minimize flooding. If the floor level of your property is lower than the "Base Flood Elevation" (elevation of the 100-year flood, based on the FEMA maps), consider elevating your structure, if possible.

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## BHI Conservancy Conservation Team Releases 2023 Environmental Services Report

*By Dr. Beth Darrow, BHI Conservancy Director of Science*

Each year, the Bald Head Island Conservancy conducts an Environmental Services Contract on behalf of the Village of Bald Head Island to understand and protect the habitats and species that make the Island a special place for all residents and visitors. In 2023, the BHI Conservancy continued valuable environmental monitoring projects in the maritime forest, tidal creeks, aquifer and dunes, with the focus being long-term sustainability of Island ecosystems and wildlife habitats. Read on for some highlights of our 2023 environmental monitoring projects or use the accompanying QR code to download our full 2023 report.



Along with sampling for physical characteristics, nutrients and chlorophyll, we began using a new EPA-approved method for in-house bacteria monitoring this year. Bald Head Creek bacteriological water quality was generally not of concern in 2023, except for September when

*E. coli* levels were higher than shellfishing advisory levels, but lower than recreational advisory levels, which meant that creek water quality was still considered safe for boating and swimming throughout the year. Salinity was higher than usual in 2023, indicating decreased freshwater input from precipitation and runoff.



Conservation Technician Katie Knotek analyzes creek water quality samples for *E. coli* in the BHI Conservancy lab.



Beach vitex plants are primarily found in the dunes, with most facing South Beach.

There has been a large focus on identifying and eradicating the non-native invasive plant Beach Vitex, including the conclusion of a controlled experiment on treatment methods. We have been successful at eradicating many smaller plants; however, many larger sites requiring multiple treatment applications still exist. This year we will use one of the new treatment methods to hopefully

*Continued on page 7*



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*Don't Worry...*



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••• Continued from page 6 (BHI Conservancy Conservation Team Releases 2023 Environmental Services Report)



Fall 2023 interns setting up trail cameras for the fall deer population study.



Coyote presence and population size are being analyzed through DNA analysis of scat samples.



Our Education Team rescued this large adult female diamondback terrapin from a crab pot during a kayaking tour.

eradicate this plant, which is damaging to native dune-building plants and wildlife.


The white-tailed deer population size was estimated at 173 individuals in fall 2023. The population is still below the current target but is growing. If the population grows above the target level, we will recommend reinstating herd management, such as immunocontraception, which has been on pause since 2020.

The diamondback terrapin conservation project was successful, providing more than 100 crab pot terrapin excluder devices and

(All photos courtesy of the BHI Conservancy.)

conducting a population survey with 28 terrapin sightings. We are still working to report terrapin mortalities to the state to help understand the causes of mortality and educating the public on ways to conserve this species of concern.

Predator population surveys indicate larger populations of alligators and coyotes than in past years. A population genetics study estimated 8 to 18 individual coyotes on BHI with connectivity to Fort Fisher populations.

In 2023, Least terns (NC Species of Concern) returned to nest on BHI for the first time since 2017. 

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LET US TILE YOUR ISLAND 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.

LET US BUILD YOUR BHI DREAM HOME

## Get Involved in YOUR Community — Volunteer with BHA!


Did you know that BHA currently has seven volunteer committees? Volunteers are your BHI neighbors who give their valuable time to help BHA, fellow property owners and Bald Head Island. This is a great way to get involved on this beautiful Island!

At the beginning of each year, committee terms expire, and new volunteers are needed.

The committee rosters are on the website, and you can read more about each committee as well as each committee's 2024 goals here! Listed below are the committees and the number of volunteers needed for each:

- Architectural Review Committee (ARC) Sections A and B — 11 volunteers needed
- Education and Recreation (SER) Committee — 2 volunteers needed
- Resource Conservation and Beautification (RCB) Committee — 2 volunteers needed
- Long Range Planning (LRP) Committee — 2 volunteers needed
- Finance Committee — 2 volunteers needed
- Nominating Committee — 6 volunteers needed
- Community Wide Standards (CWS) Committee — 4 volunteers needed

If you would like to volunteer, fill out the volunteer application on our website, [www.BaldHeadAssociation.com](http://www.BaldHeadAssociation.com) under About BHA/Committees.

A big thank you goes out to all of our hard-working volunteers! 

## BHA Annual Report Packets, Annual Meeting and Voting

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, including the developer, BHI Limited; the Village of BHI; the BHI Clubs; the Old Baldy Foundation; the Village Chapel; the BHI Conservancy; and the Public Service Auxiliary. All that information is packed into approximately 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 2025 Annual Meeting on Saturday, January 25, 2025, 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 2024 a packet of information with materials for the 2025 Annual Meeting. The packet will contain BHA's

*Continued on page 19*

## ISLAND EXPERTS



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*David Wray*

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[dwrap@intracoastalrealty.com](mailto:dwrap@intracoastalrealty.com)

*Stephanie Blake*

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## Lighthouse Learners Scholarship Program

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

Our mission here at the Old Baldy Foundation is to share the history of Old Baldy and the cultural history of Bald Head Island to everyone. Everyday visitors can learn about piracy or lighthouse technology in our Smith Island Museum of History, an Island-wide tour, or maybe attend one of our varied events. Another audience we love to share that history with are our local elementary school students. For some young learners they can climb Old Baldy and check out artifacts while visiting with family. For others, however, a school field trip through our Lighthouse Learners Scholarship could be their best chance to see Old Baldy.

Our Lighthouse Learners field trip is a lot more than just seeing Old Baldy. The excitement starts at Deep Point Marina where our young learners hop aboard a private chartered ferry to BHI. We rely on volunteers to help us get the kids on and off the boat as smoothly as possible. For many students the boat ride is their favorite part of the trip, however, it is just the beginning. Once on the Island, Old Baldy staff (and volunteers) walk the students over to the lighthouse grounds. This is when the trip begins in earnest. Students (with help from volunteers) complete a scavenger hunt in the Smith Island Museum of History, climb Old Baldy, discuss life on BHI during the Civil War during a mini walking tour and

learn about our local nature and wildlife from the Bald Head Island Conservancy. After all the stations are completed and lunch is finished, students are guided back to the ferry and thus the mainland. As you can probably decipher, none of this would be possible without help from volunteers. Indeed, if you are interested in volunteering, please visit our website (<https://www.oldbaldy.org/volunteer>) for more information. It is an impactful experience to be a part of. Indeed, one time the students were so excited that an armada of dolphins surrounded the ferry to get a glimpse of all of the excitement. Naturally, if you are unable to volunteer your time, there are other ways to support our trips.

Our Lighthouse Learners Scholarship Program subsidizes ferry tickets and admission fees to bring over entire 4<sup>th</sup> grade classes. This scholarship program awards funds of up to \$800 to qualifying, North Carolina 4<sup>th</sup> grade classrooms. Preference is given to Title I schools; however, other schools may qualify. The only way we can provide the funds to our local schools is through grants and private donations. Indeed, most of the funds come from private donations. Thus, if you are interested in helping us bring over 4<sup>th</sup> graders for a once-in-a-lifetime experience, please visit our website (<https://www.oldbaldy.org/donate>) to help us ensure we get as many students onto the Island as humanly possible! 



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## Upcoming Changes to Ferry Schedule

In February 2024, Bald Head Island Transportation (BHIT) filed an application with the North Carolina Utilities Commission (NCUC) to revise the passenger ferry schedules to improve the on-time performance of its passenger ferry service. The application proposed to move from the current 30 minute one way/60 minute round trip to a 45 minute one way/90 minute round trip schedule.

The Bald Head Academy, the Bald Head Island Club, the Village of Bald Head, and the Bald Head Association petitioned to intervene in the NCUC proceeding. After many cooperative discussions and confidential negotiations, the parties reached a settlement with BHIT changes to the ferry schedule. This settlement will help to resolve disputes and avoid the need for litigation.

On Oct. 25<sup>th</sup>, NCUC issued its approval of the final ferry schedule (see QR code). BHIT is expected to implement the new schedule as soon as late November. BHA will post further information and updates to our website as those are available.

Because the schedule changes will eliminate several ferry runs, the Bald Head Association has adjusted its office hours to 8:30am-3:30pm.

## New BHA Hours

BHA has changed our hours! To better manage the new ferry schedule, our office will be open Monday through Friday 8:30am-3:30pm. Thank you!



## Island-wide Litter Sweep

The next Island-wide Litter Sweep will take place on Saturday, November 9<sup>th</sup> from 10:00am-Noon! Meet in front of Room Service (next to Maritime Market) at 10:00am to pickup gloves, grabbers and litter bags and then set out to your designated spot. Water, fruit and treats will be provided for volunteers. Look for prizes for the most unusual trash as well as the most interesting.

Community service hours can also be earned. We look forward to seeing you then!

Please email Barbara Giera at [barbara.giera@gmail.com](mailto:barbara.giera@gmail.com) with any questions.



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—Robert, BHI Owner



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## Maintaining a Home on a Barrier Island and Community Wide Standards (CWS)

Bald Head Island is incredibly special and beautiful. As a barrier island, it also has a harsh environment, posing some unique needs for home upkeep. BHI now hosts over 1,350 homes, many of which are aging and in need of TLC. To the many homeowners who are on top of their home maintenance, BHA appreciates the attention, dedication, work and care you put into ensuring your home's appearance is of the highest quality.

For a myriad of reasons, there are other homes on BHI in need of attention. Some may need a fresh coat of paint, some may need pressure washing and some may need to replace a missing shingle or two. And then there are some homes with egregious violations.

BHA is charged with the effective management of Covenants, Design Guidelines and Common Areas. The Covenants provide that all property owners maintain and preserve their lots and all structures on them in a clean, neat, slightly and attractive condition and provide for the removal of trash and refuse from their homes, all in conformity with the Community Wide Standards (CWS) and all in order to assist in maintaining the aesthetics of the Island and the property values of the owners. Each property owner can make an important difference by following these guidelines, which will enhance not only their property's aesthetics and value, but those of all property owners on the Island.

The CWS Committee, made up of volunteer property owners, was formed in June 2021 and began evaluating properties in July. Owners of properties violating the CWS are identified by the committee and receive a letter from BHA staff detailing the issue(s) and asking for a plan of action that will bring the property into compliance. Because BHA understands the complexities of getting repairs completed on BHI, property owners have 60 days to respond with a plan and an additional 90 days to correct the situation. The committee meets monthly to review reported properties, submitted plans of action and properties that have completed their plans.

### Answering Your Questions:

#### *Why send a formal letter and not just knock on the door or call?*

Many occupants of houses are here on vacation and may consider a visit or phone call intrusive or even harassing. Often, the occupants are renting the home, and committee members have no way of knowing that; plus, committee members would not want to speak about confidential matters to renters or guests of the homeowner. BHA sends a letter to the property owner with an attached checklist and photos. The intent is to be informative regarding the condition of your home, and we must balance the delivery of that information with the necessary legal

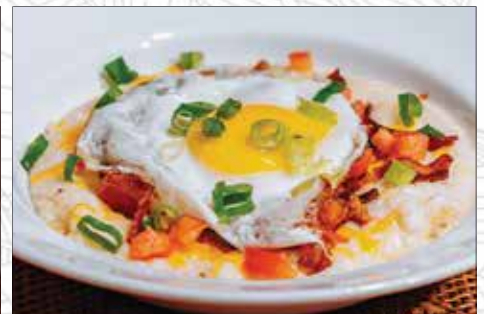
*Continued on page 18*



## boat house

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All numbers represent sales of all property types located on Bald Head Island from 1/1/2023 to 12/31/2023 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) 2024 NCRMLS



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••• Continued from page 5 (Village of Bald Head Island Updates)

Brochures discussing flood proofing and other mitigation measures are available through the Development Services Department at 910-457-9700.

If a flood is imminent, property can be protected by sandbagging areas subject to the entry of water into living spaces. Valuables and furniture may also be moved to higher areas of the dwelling to minimize damages. Residents can help reduce flooding by taking an active role in keeping trash and debris off the streets and sidewalks and out of streams and ditches.

### Step 5: Build Responsibly

Development within the Village requires various types of permits depending on the project. Always check and fulfill permitting requirements with the Development Services Department at 910-457-9700. The department will also make a site visit to your property to discuss drainage problems and offer advice on how to protect your property. If a property is within the Special Flood Hazard Area (SFHA) it will need to follow the Flood Damage Prevention Ordinance, including obtaining a floodplain development permit. Further, coastal development will need to comply with the Coastal Area Management Act regulations.

Remember, when building or grading, always maintain a clear area between lots for drainage.

The Village requires that if the cost of reconstruction, additions or other improvements to a building equals or exceeds 50% of the building's market value, then the building must meet the same construction requirements as a new building. Substantially damaged buildings must also be brought up to the same standards. Contact the Development Services Director at 910-457-9700 for more information.

### Step 6: Protect Natural Floodplain Functions

Floodplains are a natural component of the Bald Head Island environment. Understanding and protecting the natural functions of the Village's dunes, freshwater ponds, maritime forest and saltmarsh helps reduce potential flood damage and protect resources. Poorly planned development can damage these natural areas, weaken flood protection functions, cause habitat loss, adversely impact water quality and lead to increased risk of flooding.

Much of the Island is conserved as natural floodplain open space to protect flora and fauna. Contact the Bald Head Island Conservancy at 910-457-0089 for more information.

### Step 7: General Preparedness

The Brunswick County Emergency Management Department recommends community members prepare their families, homes and businesses for all types of emergency events. They recommend four simple steps: (1) preparing an emergency kit; (2) making a plan for what you will do, including evacuation; (3) stay informed about the event and; (4) get involved in preparing your community.

Brunswick County Emergency Management (<https://www.brunswickcountync.gov/emergency/management/>) provides detailed information about local hazards and threats of all types, evacuation routes, shelters and how to prepare an emergency kit.

Inventory and photograph your home's contents and put important papers and insurance policies in a safe place.

If possible, place the washer, dryer, furnace and water heater above potential flood waters. They should be placed on masonry blocks or concrete at least 12 inches above the projected flood elevation, moved to inside a floodwall or moved to a higher floor. All work must conform to state and local building codes.

### Step 8: Hurricane Preparedness

In the event of a storm, check TV and radio sources for up-to-date information. Know what to do in the event of a hurricane watch, warning and/or evacuation order. Create a checklist for emergency supplies, know the locations of evacuation centers, and plan ahead for family and your pets. Prepare your home before a storm to reduce potential damage.

For evacuation routes, shelter locations and other hurricane preparedness tips, visit <https://www.brunswickcountync.gov/203/Emergency-Management>.

### Step 9: Flood Education

Bald Head Island and Brunswick County have many resources available to help you understand your flood risk and options for mitigation. If you want to learn more about flood

*Continued on page 19*

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910-457-7450 | 8 Maritime Way | [www.maritimemarketbhi.com](http://www.maritimemarketbhi.com)

## 6<sup>th</sup> Annual Operation Re-Forest — We Forest

Now that fall has arrived, Operation Re-Forest — We Forest preparations are in motion. This year's planting day will be in early January. If you'd like to order trees in conjunction with this operation, stay tuned for more updates about ordering. Details will be provided in upcoming *Compass* email bulletin issues. If you haven't yet signed up for BHA's *Compass*, don't miss out! A signup link is on our homepage at [www.BaldHeadAssociation.com](http://www.BaldHeadAssociation.com).

BHA began this operation in 2019 to help mitigate Bald Head Island's tree losses from previous storms, such as Hurricane Florence in 2018 as well as our recent PTC #8. BHA will order trees in early December and bring them to Bald Head Island for planting on BHA Common Area.


**BHA encourages property owners to participate in "Operation Re-Forest — We Forest" in one of four ways:**

- Take advantage of BHA's bulk order cost and Island delivery to plant trees on your own lot.
- Plant trees as part of your tree mitigation with the Architectural Review Committee (ARC).
- Plant a tree on your own lot to honor a loved one.
- Purchase a live oak tree in honor of a loved one to be planted on BHA Common Area.

**Online "Operation Re-Forest — We Forest" Map/List**

Check out the Operation Re-Forest — We Forest map and list of honorees on BHA's website at [www.BaldHeadAssociation.com/re-forest](http://www.BaldHeadAssociation.com/re-forest).

**Thank You!**

BHA is grateful for the support of its Resource Conservation and Beautification (RCB) Committee volunteers for making this operation a success. We also thank volunteer Tree Keepers, who check on and water newly planted trees their first year. 



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## Fireplace and Chimney Inspections

Winter is nearly upon us, and evening and daytime temperatures are starting to dip even lower. Fireplaces are wonderful ways to warm up, especially with a good book and a mug of your favorite hot drink.

According to recent statistics, there are over 25,000 chimney fires per year in the US. In addition to the human toll of injury, death and displacement, these fires account for over \$125 million in property damage. On Bald Head Island, a barrier island with periodic high winds, any fire hazard is of great concern.

Before using your gas or wood-burning fireplace this fall and winter, have it fully inspected. The flue and chimney structure, as well as the fireplace mechanisms (pilot assembly, control valves, blowers, switches, etc.) should be checked for proper working order. A technician should also check that there are no obstructions or combustible deposits. For fireplace maintenance service providers, visit [BaldHeadAssociation.com/heating-and-air](http://BaldHeadAssociation.com/heating-and-air).

## Community Potluck Dinner



**Monday,  
Nov. 11 @ 6:00pm**

**BHA's Association Center  
111 Lighthouse Wynd, Bald Head Island**

**Welcome Neighbors!**

**Make new friends and join those you've known for years.  
Just bring a dish to share and your favorite beverage.**

Contact Betsi Stephen at [BetsiStephen@gmail.com](mailto:BetsiStephen@gmail.com) for additional information.



**Bald Head Association ~ "The voice for BHI property owners"**

*Sponsored by:*

**BHA's Education & Recreation (ER) Committee**

910-457-4676 • 111 Lighthouse Wynd, Bald Head Island • [www.BaldHeadAssociation.com](http://www.BaldHeadAssociation.com)

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## BHI Questions? States of Emergency

As the municipality on Bald Head Island, the Village of BHI is the prevailing authority during states of emergency. The Mayor, Village Councilors and Village staff coordinate efforts with officials from Brunswick County, North Carolina, state, and federal agencies as needed. Village officials also coordinate efforts with the owner of BHI Transportation. The ferry and tram systems are privately owned by Bald Head Island Transportation, Inc. and regulated by the NC Utilities Commission.

The Village of BHI handles all issues regarding public safety, including emergency response. The Public Safety Department is equipped to handle medical, fire, water rescue and police emergencies. The department also handles golf cart and ICE (internal combustion engine) permits and enforces Village ordinances. For general questions, call the Public Safety Department office Monday-Friday 9:00am-3:30pm at 910-457-5252.

**When you are physically on BHI, for emergencies and non-emergencies in which you need a Public Safety Officer to come to you: call 911.**


**When you are not physically on BHI, for emergencies call the Brunswick County dispatch station at 910-253-7490, which uses the same dispatch protocol as 911. When you call,**

explain to the operator that you are calling from out of the area, but that you own property on Bald Head Island and are reporting potential criminal activity/concern for a person's safety/health. This will be the quickest way for Public Safety to be dispatched.

The Village's Public Services Department handles water, sewer, trash pickup and recycling services for BHI. For questions visit [www.villagebhi.org](http://www.villagebhi.org).

The Village Post Office/Island Package Center handles mail and package services for BHI. For frequently asked questions about mailing services, visit [www.villagebhi.org](http://www.villagebhi.org).

**CodeRED** is the Village's emergency alert notification service. Sign up at [www.villagebhi.org](http://www.villagebhi.org). Keep in mind that hurricane season is June 1 - November 30, so be prepared with necessary alert notifications.

**Register for BHI property owner re-entry list.** If an evacuation of the Island occurs, the re-entry procedure will be determined on several factors, including guidance from the Emergency Operations Team, Mayor and the Public Safety Director. Property owners (with structures on their property) can register with the Village to be allowed back on the Island to check their properties after a storm. There will be a registration form available online at [www.villagebhi.org](http://www.villagebhi.org) when there is an active emergency event. 

••• Continued from page 12 (Maintaining a Home on a Barrier Island and Community Wide Standards — CWS)

requirements. The process we are following is Board approved and strives to be consistent and fair to all.

### **How often will my home be evaluated and when?**

The goal is for BHA member properties to be evaluated multiple times per year.

### **So, if evaluations started in 2021, what is the committee doing now?**

The committee was tasked to canvass the Island and note properties that were obviously in violation — either in poor condition or needing repairs. The committee continues this process by dividing the island into sections. This means if you get a letter for your driveway being in poor condition and you see your neighbors' driveways are the same or worse than yours, rest assured, they too are getting a letter as well. The committee tries to vote and send out letters within the same region each month.


### **How is this different from the ARC?**

ARC is charged with reviewing all exterior changes to a property to be sure those changes meet the Unified Design Guidelines and/or Covenants applicable to the properties. These changes may be new construction projects, remodeling,

decorative items, landscaping (including tree trimming and removal), etc. The CWS Committee is charged with monitoring the appearance and conditions of properties. They are two distinct but parallel processes. Note that in the original CWS plan in 2018, the ARC voted on reported properties; however, the Board has given that task to the CWS Committee.

### **Ensuring a Residential Community of the Highest Quality**


It is the intent and purpose of BHA to ensure development and maintenance of the Bald Head Island complex as an exclusive residential community of the highest quality and at the same time to endeavor to retain the natural, unspoiled beauty of the Island. To that end, all structures are to be cared for, maintained and repaired in a manner such that the external appearance of each structure remains consistent with the other well-maintained structures in the community and consistent with the general tone and nature of the community.

For more information about CWS, visit BHA's website at [www.BaldHeadAssociation.com](http://www.BaldHeadAssociation.com), select "Member Resources," then "Community Wide Standards." For questions, contact Dora Richey 910-457-4676, ext. 30, or [Dora@BaldHeadAssociation.com](mailto:Dora@BaldHeadAssociation.com). 

## Project Longevity/Community Care

Dementia Seminar with Jason Clame, Lower Cape Fear Hospice  
November 26<sup>th</sup> at 10:00am in the Public Safety Multi-Purpose Room  
Space Limited, First Come, First Serve

• • • Continued from page 9 (BHA Annual Report Packets, Annual Meeting and Voting)

2024 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 Interim Executive Director Russ Curtis at [Russ@BaldHeadAssociation.com](mailto:Russ@BaldHeadAssociation.com) or 910-457-4676, ext. 26. 

• • • Continued from page 14 (Village of Bald Head Island Updates)

risk as well as the benefits of mitigation, contact the Development Services Department at 910-457-9700. The Development Services Director can come discuss these topics with your homeowners' association or neighborhood group. The Village is also promoting education on NAI—no adverse impact floodplain management—to set local goals and reduce damages from floods. To learn more about NAI, visit [www.floods.org](http://www.floods.org) or contact the Association of State Floodplain Managers (ASFPM).

#### Step 10: Protect Dunes and Marshes


Protecting the natural coastline is a critical piece in the protection of Bald Head Island. Dunes and marshes can provide flood protection by acting as barriers and absorbing water, help to prevent coastal erosion and help with shoreline stabilization. Coastal development impacts the health of these features and their ability to perform these natural services.

The Village of Bald Head Island monitors all beaches along the 14 miles of shoreline on the Island consistently with (CAMA) requirements. For more information, contact the Assistant Village Manager – 910-457-9700, ext. 1003 or visit the shoreline protection section (<https://villagebhi.org/departments-services/shoreline-protection/>) of the Bald Head Island website for more information about current projects.

For more information about flood safety or the NFIP, please note the following:

[www.floodsmart.gov](http://www.floodsmart.gov)

[www.ready.gov/floods](http://www.ready.gov/floods)

1-888-379-9531 

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



## November 2024:

Daylight Saving Time Ends	11/3/2024	
Election Day	11/5/2024	
Island-wide Litter Sweep	11/9/2024	10am
Veterans Day	11/11/2024	
BHA Office Closed	11/11/2024	
Community Potluck Dinner	11/11/2024	6pm
ARC-B Meeting	11/15/2024	9:30am
Village Council Meeting	11/15/2024	10am
Howl at the Moon — “Frost Moon”	11/15/2024	4pm
BHA Board Meeting	11/22/2024	9:30am
Project Longevity (Dementia Seminar)	11/26/2024	10am
BHA Board Nomination Due Date	11/26/2024	
Thanksgiving	11/28/2024	
BHA Office Closed	11/28/2024-11/29/2024	
Smith Island Art League Show and Sale	11/29/2024-11/30/2024	10am
Winter Wonderland	11/29/2024	2pm
Holiday Tree Celebration	11/30/2024	5pm

## Save the Date in December:

ARC-A Meeting	12/6/2024	9:30am
Community Potluck Dinner	12/9/2024	6pm
Project Longevity	12/10/2024	1pm
Cookie Exchange	12/11/2024	4pm
Village Council Meeting	12/13/2024	10am
Howl at the Moon — “Cold Moon”	12/15/2024	4pm
Hanukkah and Christmas	12/25/2024	
BHA Office Closed	12/25/2024	
BHA Board Meeting	12/20/2024	9:30am
New Year's Eve	12/31/2024	

## Around the Corner in 2025:

New Year's Day	1/1/2025	
BHA Office Closed	1/1/2025	
Martin Luther King, Jr. Day	1/20/2025	
BHA Office Closed	1/20/2025	
BHA Board Meeting	1/24/2025	9:30am
BHA Annual Meeting	1/25/2025	9am

## Ongoing:

Knitting Group:	Wednesdays	9:30am
Men's Group:	Every Other Monday	8:30am
Village Chapel Services:	Sept. 8 through Memorial Day weekend	9am
Yoga Classes:	Mondays & Wednesdays	11:45am



## Bald Head Association

111 Lighthouse Wynd  
PO Box 3030  
Bald Head Island, NC 28461-7000  
[www.BaldHeadAssociation.com](http://www.BaldHeadAssociation.com)

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Nominations for  
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November 26<sup>th</sup>.



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"Please know we sincerely appreciate you and your team."

- Giggling Oyster owner

"You did an incredible job for me."

- former Fish Bowl owner

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

- Villa 3 owner

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

- No Hurry owner

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

- Dewey's Paradise owner

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

- Elephant's Foot owner

Tiffany Williams  
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