



Bald Head Association

February 2024

Volume 35, No. 2

Island Report

Communication, Advocacy and Protection of BHI Property Values

Love the Wild

Many *Island Report* articles over the last few years have covered the philosophy and science behind the importance of preserving the understory and vegetation that grows on BHI property owners' lots, as well as across the entire Island. BHA thanks the many property owners who follow the proper procedures outlined in the Design Guidelines. Unfortunately, the Island experiences a high number of violations, where work is done outside of the Architectural Review Committee (ARC) process, including landscaping changes.

The BHA Covenants were drafted and adopted by the property owners of Bald Head Island and provide:

2.1 Function of Association. The Association will be responsible:

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

Note that last part about "the beautification and conservation of the natural environment of the Properties." Also within BHA's Covenants, the property owners created the ARC and Design Guidelines 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.

Since Bald Head Island is an interconnected ecological puzzle, changing even one piece of that puzzle has a domino effect, though some effects may not be immediately visible. You may not understand that making landscape changes on your own lot outside of the

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BHI Native Plant Feature of the Month

Coastal Redcedar

Coastal Redcedar (*Juniperus virginiana* var. *silicicola*) is also known as Southern Redcedar, Southern Red Cedar, Sand Cedar and Coast Juniper. It is an aromatic, tall evergreen tree in the cypress family that is native to the southeastern US coastal regions. This low maintenance, perennial tree commonly grows in sand dunes and marshes. It is also often found near streams, riverbanks, lakes, ponds and swamps.

Coastal Redcedar can grow as tall as 40 feet and as wide as 25 feet in diameter. It has a narrow or spreading crown; needled, drooping lower branches; fine-textured, prickly green leaves; and reddish-colored bark. Female trees produce small cones about 1/8 inches long when pollinated. According to the North Carolina Cooperative Extension, "Coastal Redcedar is drought- and salt-tolerant and grows well in a wide variety of soils including sand. They thrive best in full sun and

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Ask ARC before any work begins!

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

ARC office — open by appointment only.

Email Fran Pagliaro, ARC Coordinator, at Fran@BaldHeadAssociation.com.

Contact Chris Howard, ARC Administrative Assistant, at Chris@BaldHeadAssociation.com or 910-457-4676, ext. 23.

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



NO weeders

ARC's Updated Lighting Guidelines

This past year, the Architectural Review Committee (ARC) worked with members of the BHI Conservancy, ARC volunteer Mike Herriott and architect Chuck Dietsche to review and update the lighting section of the 27th edition of the Design Guidelines. The objective is to give homeowners more options when choosing fixtures while maintaining the goal of preserving the night skies and protecting turtle and other natural habitats.

The general criteria for sea turtle conservation and wildlife- and night sky-friendly lighting fixtures for best artificial lighting are:

- Keep it **LOW** — mount the fixture as low as possible and use the lowest wattage necessary for the needed purpose.
- Keep it **LONG** — use long wavelength (greater than 560 nm) light sources such as amber, orange and red LEDs.
- Keep it **SHIELDED** — use fixtures that meet or exceed full cutoff that shield lamps or glowing lenses from being directly visible.

These criteria have long been incorporated into BHA's Design Guidelines as well as the Village Ordinances (Sec. 10-81 through 10-86). So, what's changed?

For the beach-facing side of homes, all hooded, exterior wall fixtures and pathway lighting now needs to use long wavelength (greater than 560 nm AND absent wavelengths below 560 nm) light sources such as amber, orange or red LEDs without the use of filters, gels or lenses. The guidelines now emphasize the requirements for room-darkening window treatments along the beachfront.

A major change is in the availability and variety of fixtures that meet the guidelines. Although many fixtures state they are night-sky or turtle-friendly certified, please note that it is the combination of light fixture and light bulb which is required to meet the Design Guidelines. For a lighting assembly to be approved by the ARC, the submittal must demonstrate how the Design Guidelines will be met. Unfortunately, this is rarely as simple as printing and submitting the lighting fixture specification — they usually don't include the light source to bottom of baffle

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Monthly ARC Quiz — Lighting

1. True or False? Fixtures with "Sea Turtle" or "Dark Sky" certification logos always meet the ARC Lighting Design Guidelines. *(Answer: False — The lighting fixtures and bulbs combined determine compliance with the Design Guidelines. Work with your lighting supplier to make sure you have the right bulbs and fixtures for your BHI home.)*
2. The light spread of a fixture can be determined by:
 - A. Measuring the overall length of the fixture and dividing by 90%
 - B. Measuring the width of the fixture and multiplying by the wattage of bulb
 - C. Measuring the width of the baffle and the distance from the light bulb to the bottom of baffle
 - D. Dropping the light bulb from the height of the fixture and measuring the radius of the broken glass*(Answer: C — Measure the width of the baffle and the distance from the light bulb to the bottom of baffle, then see the chart on page 44 of the Design Guidelines to determine compliance.)*
3. What are the key, three words to describe ARC-approvable lighting fixtures?
 - A. High, Short and Exposed
 - B. Low, Long and Shielded
 - C. Red, White and Blue
 - D. Timers, Detectors and Electrodes*(Answer: B — Low-wattage bulbs mounted low to the ground; Long wavelength light sources such as amber, orange or red LEDs; Shielded fixtures so the light source is not directly visible.)*

2023 ARC Stats

- 2023 total submittals for both Sections A and B: 406 received, with 40 incomplete and either pulled or withdrawn for being incomplete.
- 2023 submittal approval rate: 78.28%.
- 2023 New Construction submittals received: 52 total.
 - 25 in Section A.
 - 20 in Section B.
 - 4 in Middle Island.

BHA President's Letter ~ Alan Briggs

Diversity on Our BHA Board

Over the last six years, I have had the privilege and pleasure of serving on the Board of Directors of BHA. I would like to spend my last President's Letter recognizing and thanking the 13 directors with whom I have served and from whom I have learned so much.

Robert Drumheller — Robert has an MBA from the University of Chicago and was in the financial department of a major oil company for many years, followed by years in international finance with the federal government. He was the Treasurer for BHA for the last six years. Our BHA members' funds have always been safe and used wisely while Robert has been at the helm. And, in addition, Robert has been an active and vigorous participant in all matters that came before our Board. What stood out most to me about Robert is that he has endless energy, does not procrastinate and is sincerely interested in making BHI better.

Judy Porter — Judy was the President in 2018 when Robert and I joined the BHA Board. A more dedicated and committed BHA Board President you will never find. My most vivid memories of Judy are seeing her at the helm of her golf cart, scurrying around the Island to attend meetings. She would attend all BHA meetings and all public Village meetings. When she came to our Board meetings, she had full and complete knowledge of all things BHI and, armed with her good judgment, guided us well.

Anne Boozell — Anne was also a member of the BHA Board when Robert and I joined. Anne and Judy were a team. Most mornings I would see Judy and Anne, and their two dogs, walking South Beach talking and collectively solving the problems of BHA for us. Anne had been President of BHA prior to Judy. Between the two of them, they knew all on the Island, and they worked together to make BHA function well.

John Fisher — John was President for the two years immediately before me. John did a fabulous job with the Wildlife Overlook rebuild that we all now enjoy and visit. John is a natural born leader and taught me much about leadership. John was an Eagle Scout and learned leadership early and mastered it for life. John made an effort to personally thank all for their individual and collective work.

F.A. McLeod — F.A. was a calm, peaceful and wise guiding light. F.A. brought a sense of balance and perspective to our vigorous discussions. Our Board discussions often would get contentious and spirited. F.A., with her deep religious grounding, was somehow able to bring intelligent and peaceful reasoning to the discussions and guide us to the right decisions.

Nana Smith — Nana is a lawyer who graduated from NYU law school, practiced law on Wall Street and thereafter with a smaller firm. She brought years of excellent law practice with her to the Board. She was a dedicated and hardworking Board member. Whenever I drafted a document for the Board, Nana would always make it better and clearer in ways I did not see before. She was outstanding and a pleasure with whom to work.

Jennifer Lucas — Jennifer has an MBA and throughout her years on the Board was working full time in the banking and financial world. But Jennifer always did her BHA homework and was

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a special part of you By Alan Briggs

look and you will find
a part of you
on Bald Head Island
you didn't even know
you had

maybe it is photography
maybe it is painting
maybe it is woodworking
maybe it is astronomy
maybe it is pottery
maybe it is short story writing
maybe it is poetry

look in the mirror
look on the right side
of your brain
see what you can find

it's there
you never had time
for it before
now you do

make time
and you will find
that special part of you
that has been there
all along.

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and Treasurer; Paul Carey, Assistant Treasurer;
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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 Bald Head Island Updates

By Carin Faulkner, Village Public Information Officer

2024 Bond Referendum Important Information

The Village of Bald Head Island is planning for a coastal storm damage reduction (CSDR) project in the winter of 2024-25. The full project as proposed will use Jay Bird

Shoals to supply the project with approximately 1 million cubic yards of beach-quality sand. Part A of the project will place sand east of the terminal groin along South Beach, down through the area where the sand tube groins are installed, and the sand tubes will be removed and replaced. Part B will place sand starting east of Muscadine Wynd and will fill to the east end of the Shoals Club.

The Village is planning to finance the project using a general obligation bond. A general obligation (G.O.) bond is long-term borrowing in which a municipality pledges its full faith and credit (taxing power) to repay the debt over a specified term. G.O. bonds are the least costly financing option available to the Village to finance major capital costs and offer significant savings to taxpayers over the repayment period. A bond referendum is a voting process that gives voters the power to decide if a municipality should be authorized to raise funds through the sale of bonds, for specific purposes, such as beach improvement projects.

During the upcoming March 5, 2024, primary, Bald Head Island voters will be able to vote YES or NO to the following questions:

QUESTION 1

Additional property taxes may be levied on property located in the Village of Bald Head Island (including, if legally authorized, additional taxes within the Village's Integrated Shoreline Municipal

*Service District (Zones A and B)) in an amount sufficient to pay the principal of and interest on bonds if approved by the following ballot question. **SHALL** the order authorizing \$13,500,000 of bonds plus interest secured by a pledge of the faith and credit of the Village of Bald Head Island to pay capital costs of providing beach improvements (including replacing a groin field and transporting and providing additional sand and sand dunes, all for the control of beach erosion and flood and hurricane protection) and providing that additional taxes may be levied (including, if legally authorized, taxes within the Village's Integrated Shoreline Municipal Service District (Zones A and B)) in an amount sufficient to pay the principal of and interest on the bonds, be approved, in light of the following:*

- (1) The estimated cumulative cost over the life of the bonds, using the highest interest rate charged for similar debt over the last seven years, would be \$16,203,600 (consisting of \$13,500,000 principal amount of the bonds plus \$2,703,600 of interest).*
- (2) The Village estimates that existing projected revenues are expected to be sufficient to pay debt service on the proposed bonds and no property tax increase would be necessary. However, the estimated amount of property tax liability increase for each one hundred thousand dollars (\$100,000) of property tax value to service the cumulative cost over the life of the bond provided above, assuming that, in addition to the proposed bonds, the Village issues \$4,500,000 of general obligation bonds pursuant to a referendum conducted simultaneously with this referendum and \$2,200,000 of general obligation bonds previously authorized by the Village's May 2018 general obligation bond referendum, would be \$55.00 per year for the entire Village, as well as an increase of \$18.30 per year within the Village's Integrated Shoreline Municipal Service District A and an additional increase of \$18.30 per year within the Village's Integrated Shoreline Municipal Service District B.*

QUESTION 2


*Additional property taxes may be levied on property located in the Village of Bald Head Island (including, if legally authorized, additional taxes within the Village's Integrated Shoreline Municipal Service District (Zones A and B)) in an amount sufficient to pay the principal of and interest on bonds if approved by the following ballot question. **SHALL** the order authorizing \$4,500,000 of bonds plus interest secured by a pledge of the faith and credit of the Village of Bald Head Island to pay capital costs of providing beach improvements (including replacing a groin field and transporting and providing additional sand and sand dunes, all for the control of beach erosion and flood and hurricane protection) and providing that additional taxes may be levied (including, if legally authorized, taxes within the Village's Integrated Shoreline Municipal Service District (Zones A and B)) in an amount sufficient to pay the principal of and interest on the bonds, be approved, in light of the following:*

- (1) The estimated cumulative cost over the life of the bonds, using the highest interest rate charged for similar debt over the last seven years, would be \$5,345,000 (consisting of \$4,500,000 principal amount of the bonds plus \$845,000 of interest).*

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Leading

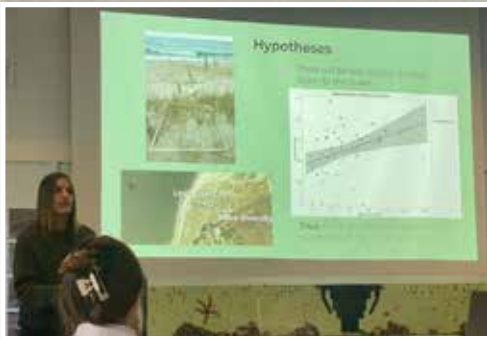
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Bald Head Island Conservancy's 2023 Fall Intern Symposium

By Morgan Greene, Marketing Associate, BHI Conservancy

During the fall, Bald Head Island Conservancy hosts a team of interns who partake in Conservancy research and education efforts. The interns, typically recent college graduates, also conduct research projects of their own that often contribute to ongoing Conservancy projects and broaden our understanding of the Island. These projects are an important way for the Conservancy to explore new research and education topics, and give interns valuable experience leading their own independent projects.



Intern Hannah Miu presenting her analysis of dune plant diversity on BHI. Photo by BHIC.

On December 15, 2023, the Fall Conservation Interns presented their project findings at our Intern Symposium.

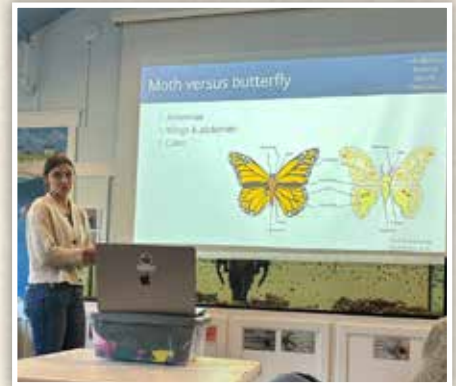
Presenting first was Hannah Miu, who measured the lengths of sand dunes around BHI and analyzed dune plant diversity. Not only did her project further our understanding of how sand accumulates and erodes around the Island, but it also helped fill a data gap in the Barrier Island Botanist field trip curriculum. Hannah explained to symposium attendees how she used existing GPS data to locate dune transects, or sections of dune landscape, the Conservancy had measured previously. For her plant survey, Hannah counted the number and coverage of dune plants in multiple square meter quadrants to estimate



Intern Tyler Petrucci presenting his findings on BHI bird migration trends. Photo by BHIC.

their distribution across the dune transects. Apart from identifying which parts of the Island are showing trends of growth and erosion (such as Bald Head Island's South Beach, which Hannah explained has been highly erosional since 2007), Hannah used her data to create a dune plant field guide and a dune measurement activity for teens and young adults visiting BHI.

Following Hannah, fall intern Tyler Petrucci presented his findings on BHI bird migration trends. Tyler shared that Bald Head Island has been designated as an Important Bird Area by the National Audubon Society, which means our Island provides an essential habitat for migrating birds. Because bird migration trends have been shifting in recent years because of climate change, Tyler wanted to see if Bald Head Island birds have also experienced changes in their yearly migrations. He conducted bird surveys in several different habitats around the Island, identifying migratory species and recording when they first arrived on the Island, then compared his findings to data from the



Intern Carson Loudermelt presenting her research on the effects of urbanization on BHI moth diversity. Photo by BHIC.



Interns Jonathan Saldeen and Charlene Trippeda presenting research from their oyster reef monitoring project on BHI. Photo by BHIC.

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2024 BHA Annual Assessments

Bald Head Association worked for months last year to develop the 2024 budget, which the Board adopted in December. The budget is designed for the best use of dues to ensure the association is well managed, maintained and preserved. There are a few considerations that affect the amount of the 2024 assessments. First, the Board's previously adopted Reserve Policy based on the 2020 professional reserve study includes an increase to 58% funding. Even with that increase as well as increased costs and inflation adjustments for items such as property insurance, health insurance, landscaping, payroll, utilities and maintenance and repairs of assets, the annual basic assessment will remain the same for 2024 — \$190 per lot and \$570 per home.

The supplemental dues for services and amenities in specific neighborhoods were reviewed and approved by the Board in late December. The organizational and supplemental budgets are available on BHA's website at www.BaldHeadAssociation.com/financial-report.

Paying Your 2024 Assessments

BHA has an owner portal that provides a secure vehicle for automated, one-time or regular online payments with lower fees. Through the portal, you can choose to sign up for TOPS AutoPay and have your annual assessment automatically drafted from your account. There is a small convenience fee of \$2 if you sign up using a bank account; fees for using a credit card are based on a percentage of the charge. You will need a different email address for each property you own. Note for next year's assessment, property owners must sign

up for TOPS AutoPay by December 31, 2024, for auto draft.

TOPS AutoPay cannot be used for quarterly payments. For property owners with assessment balances over \$1,000 who wish to make quarterly payments, please make arrangements by contacting BHA Bookkeeper Leigh Ann Fink at LeighAnn@BaldHeadAssociation.com. For questions, email Leigh Ann or call her at 910-457-4676, ext. 27.

BHA's 2024 annual assessment coupon for the basic assessment and any applicable supplemental assessments for maintenance of neighborhood assets was mailed in mid-January 2024 and is due by February 15, 2024. For property owners who wish to pay their 2024 assessment online, you must be enrolled in the member portal. For first-time enrollees, email Leigh Ann Fink. For questions about the 2024 basic and supplemental assessments, contact Leigh Ann Fink at LeighAnn@BaldHeadAssociation.com or Carrie Moffett at Carrie@BaldHeadAssociation.com or 910-457-4676, ext. 26.

Make Sure BHA Has Your Current Contact Information

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



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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.



Dale Giera
919.485.9901
dale.giera@gmail.com

••• Continued from page 2 (ARC's Updated Lighting Guidelines)

dimension, which would determine the light spread (90 degrees for wall mounted/120 degrees for pathway lights). In that case, working with your lighting supplier directly may help in obtaining that information. Buying one fixture and trying out different light bulbs is another option (see accompanying photos of a sample light fixture — measure the width of the baffle and the distance from the bottom of the bulb to the bottom of the baffle; this sample bulb is not compliant with this particular light fixture because it is too long).

The ARC is working to make a library of ARC-approvable light fixtures and bulbs (BHA Expanded Lighting Resources and Recommendations), which can be used as a resource for selecting individual lighting to include with your ARC application. Your patience and understanding as we expand the lighting options available on the Island is greatly appreciated. Please include in any ARC lighting request the fixture make, model and spec sheet; the lightbulb size; lumens; watts; volts; temperature; light source recess length; and light spread. If you have questions, please refer to page 42 of the Design Guidelines or contact Kimberly Bandera, ARC Specialist at Kim@BaldHeadAssociation.com.



Left to right: sample light fixture, measuring the light baffle width and measuring the light bulb depth. Photos by BHA.



Bald Head Island Services Rentals & Sales

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Don't Worry...



We Have This.



“Older Baldy”

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

Old Baldy is the oldest lighthouse still standing in North Carolina. It was first lit in 1817.¹ There is an emphasis on “still standing” because Old Baldy was not the first lighthouse on Bald Head Island. In 1794, Bald Head Island was home to the first-ever NC lighthouse. The original lighthouse was commissioned by George Washington, signed off by Thomas Jefferson and constructed using money appropriated by then Secretary of the Treasury Alexander Hamilton. Yet, what happened to that lighthouse? For this month’s article let’s look

back at “Older Baldy.”

In the first half of the 18th century, North Carolina was sparsely populated compared to other American colonies.² However, during the second half of the 18th century, development heightened. That growth was largely stimulated by the

exportation of naval stores such as tar, pitch, turpentine and lumber. By 1776, NC was the leading supplier of naval stores for the British Navy. The stores were harvested throughout the coastal areas of NC, sent to Wilmington, then shipped down the Cape Fear River to the Atlantic Ocean and, thus, the world. Conversely, Wilmington was instrumental in transporting imported goods to the settlers of central/western NC. Goods from across the globe were unpacked in Wilmington and sent 80 miles up the Cape Fear River to Cross Creek (modern-day Fayetteville). The American Revolution disrupted trade for a period, yet it picked right back up afterwards. Alongside Wilmington’s growth were complaints about the lack of navigational aids on the Cape Fear River. In particular, mariners believed a lighthouse on Bald Head Island would be beneficial to guide them through the Cape Fear Inlet.

Unsurprisingly, building a lighthouse in the 1790s was a lengthy process. “Older Baldy” was no exception. To fund the project, the NC General Assembly passed a duty on shipping in 1784. Five years later, then owner of BHI, Benjamin Smith, donated a parcel of land on the southwest side of the Island.³ In that same year, Congress passed a bill transferring the care of navigational aids and lighthouses to the national government. At that point construction of our lighthouse had slowly begun. One year later, the NC General Assembly officially transferred the partially completed lighthouse over to the national government.

Alexander Hamilton was suspicious of the construction effort. In a letter to the Commissioner of Pilotage for the Cape Fear River, Hamilton asked about the timeline, how the seasons

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Historians believe this lantern room is a close example of what the lantern room in “Older Baldy” looked like in 1794. Photo courtesy of Salmon River Lighthouse and Marina.



Drawing from 1806 depicting “Older Baldy” lighthouse. Photo by Old Baldy Foundation (OBF).



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To our neighbors on Bald Head Island, if you have bikes you need serviced or would like to purchase new bikes or e-bikes, please call the shop. We are happy to pickup, deliver and tag your bikes for delivery on the Bald Head Island Ferry.

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Keeping Data Secure

Bald Head Association takes seriously the safeguarding of its members' personal information. Of primary concern to most is the protection of financial data, but even the release of something as simple as an email address can be more than bothersome if it gets into the wrong hands.

BHA utilizes a secure lockbox system for most property owner payments. Each year in January, BHA members receive an invoice via USPS mail with directions to mail payments to the lockbox located in Raleigh, North Carolina. These payments are processed by a third-party vendor that specializes in payment processing in conjunction with the Association's bank. Any payments sent directly to BHA's office are manually processed by the Association's Bookkeeper, Leigh Ann Fink, through BHA's banking system. BHA does not store any property owner financial data on its computer system.

BHA also utilizes Enumerate Central, a cloud-based customer relationship management system built specifically for homeowner associations, to store members' confidential contact information. BHA Board policy requires that personal information stored in Enumerate is not shared with anyone outside of the organization.

These are just a couple of ways BHA works to protect the interests of its members. If you have any questions or concerns, feel free to contact Carrie Moffett at Carrie@BaldHeadAssociation.com. 


BHI's Lending Library

Are you looking for a good book to read on Bald Head Island? Do you have current (not old) books to donate? Visit the BHI Lending Library! It's located in the Harbour — on the waterfront between the Dockmaster and the barge landing. Open 24/7/365, this little library is managed by volunteers. Here are accepted items: current (not old) hardback and paperback books in good condition. Their policy is "take one, leave one."

Please do not bring old books or books in poor condition. And please donate your electronic media such as DVDs and CDs to Brunswick County libraries. The BHI Lending Library does not accept any electronic media. Keep in mind that Brunswick County libraries do not accept textbooks, encyclopedias or VHS.

... Continued from page 1 (BHI Native Plant Feature of the Month — Coastal Redcedar)

should be planted 12 to 24 feet apart."

These trees provide a nesting site for birds and attract butterflies and small mammals. Coastal Redcedar can be used for coastal landscaping and gardens providing coverage as windscreens, barriers and hedges. They require good drainage and overwatering should be avoided to promote healthy plant growth. 

ISLAND EXPERTS



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••• Continued from page 1 (Love the Wild)

ARC process affects you and your neighbors, but it does.

Here's an example. If you ignore the Design Guidelines and do not seek ARC prior approval and remove the understory vegetation on your lot, you've affected the natural flow of water and runoff. The roots from that improperly removed understory were holding the soil and preventing erosion, as well as aiding in water absorption. Now, with that important mechanism altered, you may find that your lot gets quite muddy and doesn't drain water as well as it used to, especially following a rainstorm. So now, you may think that adding mulch to your entire lot would be a good solution. Not only is this a violation of the Design Guidelines (by laying mulch over the entire lot) as well as an ARC violation (for work done outside of ARC), you've again affected the ability of that necessary understory to regrow and help with water runoff.

Get to know your Design Guidelines and always ask ARC for approval before any landscaping changes are done, with noted exceptions. Remember, ARC staff are here to help! Per BHA's Covenants and Design Guidelines:

ARC review and approval is required for the removal of trees 3 inches in diameter measured 48 inches along the trunk from ground level; tree limbs of 3 inches or

more in diameter; clustered growth vegetation two square feet or more at ground level regardless of branching habits or diameter. Within the understory, ARC approval is required to remove vegetation 1 inch or greater in diameter measured 48 inches along the trunk from ground level.

Save the Understory

Here is a reminder about the importance of keeping the understory (the "scrubby stuff") in property owners' landscapes. "Manicured" lots may suit home standards in mainland neighborhoods but not on a barrier island, where all of the ecological pieces help sustain the others and the entire Island. When you clear out around your home and reduce the understory vegetation, you take out good-quality soils, which weakens your trees' ability to protect your home and removes vital wind protection. Plus, understory serves additional benefits to water absorption, soil nutrient composition, insects and wildlife. Therefore, a natural landscape should be maintained.

For any questions about landscaping and ARC, email Chris@BaldHeadAssociation.com. There is also a wealth of information at www.BaldHeadAssociation.com/bhi-landscapes. 

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••• Continued from page 3 (President's Letter)

always ready for our Board meetings. What I most appreciated about Jennifer is she would somehow seem to add to our Board discussions an excellent point or two that others had not considered. She really taught me the value of having diversity on the Board.

John Kinney — John, a West Point graduate and successful international businessman, has brought a unique and incredibly helpful perspective to our Board. John knows landscaping. John is an outdoors man. John knows trees and plants and is best friends with all of them. Among his many other BHA contributions, John has worked for the last four years on BHA to do all that can be done to preserve and protect the beautiful and unique green paradise we have on BHI.


Tiffany Williams — Tiffany was a member of the Board for three years. Tiffany knew all things real estate and all things ARC (Architectural Review Committee). Tiffany was quiet and did not speak often. But when Tiffany spoke, all listened and listened attentively. When help was needed to do our ARC coordination work for Middle Island and the Harbour, we turned to Tiffany, and she solved all problems.

Joe Brawner — Joe is incredibly competent, like the Wharton MBA graduate and successful businessman that he is. Joe always does all his homework prior to the meetings and is always the first to arrive. Joe has great ideas and suggestions. Joe

works very hard on all assignments and, specifically, as liaison to the Community Wide Standards (CWS) Committee. If asked, Joe would always quietly express his opinion. He was never pushy, loud or obnoxious. So, the problem with Joe has been that he just has not fit in with the rest of us.

Christine Osbourne — Christine has endless energy and a commitment to anything and everything she can do to be helpful to BHA. She willingly took on the liaison responsibility for two committees (ARC Section A) and has done a great job with each. She organized and presented the Insurance Informational Session for our members. I guess that is what can happen if you elect a younger person for the Board to join the Senior Board Corps running the BHA.

Paul Carey — Paul is perfect to take over as Treasurer. Your money will continue to be safe. Paul also has an MBA and much financial leadership experience in the business world. So, your money is as safe with Paul as it was with Robert. I really didn't have much experience with Paul before he joined the Board. After he joined the board, I found him very intelligent, with good ideas, always attentive to all things financial and is a dedicated worker.

As you can see from the above, there has been and is great diversity on the Board. Maintaining this diversity of views and experience on our Board is all good. 



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

(2) *The Village estimates that existing projected revenues are expected to be sufficient to pay debt service on the proposed bonds and no property tax increase would be necessary. However, the estimated amount of property tax liability increase for each one hundred thousand dollars (\$100,000) of property tax value to service the cumulative cost over the life of the bond provided above, assuming that, in addition to the proposed bonds, the Village issues \$13,500,000 of general obligation bonds pursuant to a referendum conducted simultaneously with this referendum and \$2,200,000 of general obligation bonds previously authorized by the Village's May 2018 general obligation bond referendum, would be \$55.00 per year for the entire Village, as well as an increase of \$18.30 per year within the Village's Integrated Shoreline Municipal Service District A and an additional increase of \$18.30 per year within the Village's Integrated Shoreline Municipal Service District B.*

Absentee ballots were available to voters on January 15, 2024. The following are a few other important dates:

- February 9, 2024 — Last day to register to vote in the referendum.
- February 15, 2024 — Early voting period starts.
- February 27, 2024 — Absentee ballot request deadline (5:00pm).

- March 2, 2024 — Early voting period ends.
- March 5, 2024 — The referendum will take place. Absentee ballot return deadline (7:30pm).
- By March 15, 2024 — Canvass of returns by Board of Elections.

For more information about the 2024 Bond Referendum, please go to the Village's web page at www.villagebhi.org/2024-bond-referendum. There you will find presentations, Q&A's and data about the Village's shoreline protection program.

Cook Smart — Do Not Let "FOG" Clog the Drains

When byproducts of cooking such as residual fats, used cooking oils and grease (FOG) are disposed of improperly, it can cause sewer equipment failures or line blockages that often result in a sewer spill. These are costly events to clean up, are dangerous for public health and can degrade the water quality in our public waters.

Many of the problems caused by Fats, Oils and Grease (FOG) in the sewer system originate from food waste poured down drains in homes. Although the wastewater collection system is owned, managed and maintained by the Village of Bald Head Island, all residents and visitors benefit from it being used responsibly. Through education and adopting certain habits, it is easy to minimize FOG sources at home.

Continued on page 18

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••• Continued from page 10 ("Older Baldy")

impacted building, materials used, if lime meant stone lime or oyster shell lime, thickness of the base, thickness at the top, the foundation, the elevation it was on, how many bricks, how tall it should be, the roof, etc. Hamilton, still not satisfied, sent down William Allibone, who reported back that "by comparison with the lighthouses of Chesapeake, Delaware and New York, the walls of Bald Head Island lighthouse appear to be weak."⁴

On March 24, 1792, the House passed a bill for "finishing the lighthouse on Bald Head Island, at the mouth of the Cape Fear River."⁵ Indeed, the Old Baldy Foundation (OBF) owns a newspaper confirming that resolution, although the wording is slightly different. Meanwhile, the builder, Matthew Lyall, died

unexpectedly.⁶ Connecticuter Abishai Woodward replaced Lyall and oversaw the completion of the rest of "Older Baldy." The bricks, as well as the lantern room, were made in Philadelphia and shipped here. The 8-story-tall brick structure had a 10-foot-wide,

which heightened erosion of the southwest side of BHI, right where the lighthouse was located. In 1810, the US Lighthouse Service appropriated \$2,000 to protect the structure from the encroaching river. However, the die was cast, and in 1813, the lighthouse was demolished. Fortunately, they saved at least 60,000 bricks as well as the iron lantern room to be reused for Old Baldy four years later. Although the lantern room has been replaced since, there are still thousands of 18th century bricks from "Older Baldy" that, albeit unofficially, continue to guide mariners into the Cape Fear River.



Map of the Cape Fear River and its vicinity from the Frying Pan Shoals to Wilmington in the 1700s. Photo by Old Baldy Foundation (OBF).

15-foot-high iron lantern room complete with glass windows and a copper dome.⁷ Likely, inside the lantern room was a lighting apparatus that included 24 rope wicks in a pan of spermaceti oil. Cape Fear River pilot Henry Long was appointed lighthouse keeper in 1794. Subsequently, Long moved onto BHI with his wife, Rebecca, as well as at least one enslaved person. On December 23, 1794, "Older Baldy" was officially lit, yet its close proximity to the river destined it for a quick demise.

In 1761, a hurricane carved an inlet eight miles up the Cape Fear River. The "New Inlet" altered the hydrology of the river,

¹ NC lighthouses prior to Old Baldy: Bald Head Light (1794), Ocracoke Light (1798), Cape Hatteras Lighthouse (1803), Cape Lookout Light Station (1812) and nearby modern-day Ft. Fisher was Federal Point Lighthouse (1817), which was lit the same year as Old Baldy.

² The first NC settlements: Bath (1705), New Bern (1710), Edenton (1712), Brunswick Town (1726) and Wilmington (1739).


³ Where the structure used to be is now under water; however, it is closest to the modern-day "groin" area of BHI where the Cape Fear River connects with the Atlantic Ocean.

⁴ *The 1768 Charleston Lighthouse* by Kevin P. Duffus.

⁵ "A Century of Lawmaking for a New Nation: U.S. Congressional Documents and Debates, 1774 – 1875" from the *Journal of the House of Representatives of the United States*.

⁶ *The 1768 Charleston Lighthouse* by Kevin P. Duffus.

⁷ For the construction of "Older Baldy," John McCauley did the copper work, Samuel Wheeler forged the metal lantern room and Christian Lybrandt and David Ridgway each provided 30,000 bricks.



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••• Continued from page 15 (Village of Bald Head Island Updates)

Grease Myths

It's okay to pour grease down the drain as long as...

... I use the garbage disposal. (MYTH! The garbage disposal only grinds up items before passing them into your sewer pipes.)

... I run hot water. (MYTH! Hot water only gives the illusion of dissolving grease. The grease will eventually cool and build up in the pipes.)

... it is a liquid oil at room temperature. (MYTH!

Liquid cooking oils, like canola oil and olive oil, float on wastewater and easily adhere to sewer pipes.)

The Do's and Don'ts of FOG


Do!

- Place cooled oil and grease into trash bins or covered collection containers.
- Be aware of the "hidden oils" such as salad dressings, cheese, cookies, pastries, sauces and gravies.
- Scrape food scraps from dishes into trash bins.
- Manually wipe off all visible fats, oils, grease and food residue from dishes and cookware into trash bins.
- Use a strainer in the sink to collect excess food particles.
- Clean up grease spills with absorbent material and place into trash bins.
- Encourage neighbors to help keep fats, oils and grease out of the sewer system.



Don't!

- Don't pour oil or grease down the drain.
- Don't scrape food scraps down the drain.
- Don't pour liquid foods (syrops, batters, gravy, etc.) down the drain.
- Don't run hot water over greasy dishes, pans, or fryers — you do not want FOG to get down the drain and stick to the inside of the pipes when it cools.
- Don't use chemicals to remove grease clogs; they can damage the piping system.
- Don't rely on a garbage disposal to get rid of grease.

Please do your part to help prevent unnecessary equipment failures, blockages and sewer spills. 

••• Continued from page 6 (Bald Head Island Conservancy's 2023 Fall Intern Symposium)

community science platform eBird over the past 10 years. Tyler found that some species, like our yellow-rumped warblers, haven't seemed to experience any migration shifts recently. However, other species have started arriving later or staying longer on the Island (normally a summertime visitor, painted buntings were spotted on BHI during the winter in both 2018 and 2019). Still other birds, like the lesser black-backed gull, have begun to establish a year-round presence on the Island. In addition to his survey data, Tyler also made a painted bunting case study pamphlet, which includes a description of the Conservancy's Motus Tower and painted bunting mapping activity.

Carson Loudermelt used her research project to explore the effects of urbanization on BHI moth diversity. After explaining some key differences between moths and butterflies (such as the shorter, fuzzier antennae on moths), Carson shared the importance of moths for the Island food web, emphasizing their significance as nighttime pollinators and essential food for Island bats and birds. Carson explained how moths are negatively affected by urban light, which is why she wanted to see how urbanization might affect the variety of moths living on BHI during the fall. Carson set moth traps created from butterfly enclosures and blacklights in urban and natural sites around the Island overnight, then collected the traps in the morning to identify and measure the moths inside. She found the diversity of moths in less-urbanized areas to be significantly

Continued on page 19

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••• Continued from page 18 (Bald Head Island Conservancy's 2023 Fall Intern Symposium)

higher than in urban areas, but urbanization did not seem to impact the size of the moths she found. Carson also created a moth field guide and set up a sheet and blacklight on the Conservancy's campus during her study for visitors to observe Bald Head Island moths in action. During the symposium, Carson suggested that future studies should be conducted during other times of the year to see how moths are affected by urban light in different seasons.

For the symposium's final presentation, interns Charlene Trippeda and Jonathan Saldeen presented their oyster reef monitoring project, which contributed significantly to the Conservancy's ongoing oyster restoration projects and research. Charlene and Jonathan explained how oysters are important ecosystem engineers that build their reefs over the course of several generations and how these reefs provide important habitats and protection from storms for BHI. Bald Head Island currently has three restored oyster reefs, with the restored reefs being constructed from oyster shell bags. For their project, Jonathan and Charlene used an RTK GPS to measure the elevation of wild and restored oyster reef footprints (or aerial coverage of the reefs) and took oyster samples from both types of reefs to compare the quality of restored and wild reefs. The interns found that restored reefs are experiencing the same amount of spat, or baby oyster, recruitment as wild reefs, meaning the reefs are growing at about the same rate. Additionally, the communities of crustaceans, mussels and other marsh fauna living in the reefs appear to be composed of different species, but diversity was very similar between wild and restored reefs. These similarities show that restored reefs are successfully functioning like wild reefs! Although the restored oyster reefs are still smaller than the wild ones for now, they are likely to grow into large, healthy oyster reefs over time. The duo also took preliminary data at a new site where biodegradable Oyster Catcher substrate reef will be installed. In addition to their field and lab work, Jonathan and Charlene both created educational activities to teach Island visitors about oyster reefs. Jonathan added a living shoreline component to our outdoor wave tank to demonstrate how the reefs protect our shoreline from wave-based erosion, and Charlene created an informational booklet to teach visitors about the many important contributions of oyster reefs to BHI.

Following the symposium, Bald Head Island Conservancy staff celebrated with a holiday party and bid farewell to our fall interns. We were all thoroughly impressed with all the hard work our interns poured into their projects and by the impressive results those projects yielded. Although we're always sad to see them go, BHIC is proud of all of our interns' impressive accomplishments, and we're excited to see what's in store for each of them.



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



February 2024:

ARC-A Meeting	2/2/2024	9:30am
Village Council Annual Retreat	2/6/2024-2/7/2024	
Village Council Meeting	2/7/2024	
Community Potluck Dinner	2/12/2024	6pm
ARC-B Meeting	2/16/2024	9:30am
Howl at the Moon — "Snow Moon"	2/24/2024	6:30pm
BHA Board Retreat	TBD	

Save the Date in March:

ARC-A Meeting	3/1/2024	9:30am
Village of BHI G.O. Bond Referendum	3/5/2024	
BHA Board Meeting	3/8/2024	11am
Daylight Saving Time Begins	3/10/2024	1am
Community Potluck Dinner	3/11/2024	6pm
ARC-B Meeting	3/15/2024	9:30am
Village Council Meeting	3/15/2024	10am
BHI Transportation Authority Meeting	3/20/2024	9:15am
BADWATER Cape Fear	3/23/2024	7:45am
Howl at the Moon — "Worm Moon"	3/25/2024	6:30pm
Good Friday	3/29/2024	
BHA Office Closed	3/29/2024	
Deadline for Two-part ("Old") Ferry Tickets	3/31/2024	
Easter	3/31/2024	
Easter Sunday Sunrise Chapel Service	3/31/2024	6:45am
Easter Sunday Chapel Service/Communion	3/31/2024	8:30am and 10am

Around the Corner in 2024:

ARC-A Meeting	4/5/2024	9:30am
2024 Earth Day Celebration — "Pollinators"	4/6/2024	
Community Potluck Dinner	4/8/2024	6pm
ARC-B Meeting	4/19/2024	9:30am
Village Council Meeting	4/19/2024	10am
Earth Day	4/22/2024	
Howl at the Moon — "Pink Moon"	4/23/2024	6:30pm

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
Village Chapel Services:	Sundays through Memorial Day	8:30am
Women's Fellowship:	1 st & 3 rd Mondays	10am
Yoga Classes:	Mondays & Wednesdays	11:45am



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