



Bald Head Association

Island Report

Communication, Advocacy and Protection of BHI Property Values

President's Letter: *What We Do*

~Kit Adcock

When things run smoothly, mostly no one notices. I'd like to think that is how your homeowners' association operates. Many people ask exactly what the Association does other than collect dues. Here's a glimpse.

For almost two decades the Bald Head Association has published the *Island Report*. It has been the longest-running news medium for all of Bald Head Island and the go-to source for key and/or timely information. The focus is sometimes social as the Association strives to build a sense of community on the island. Frequently, the goal is to be informative, sharing what the Association and other island entities are doing. The *Island Report* has been a medium for educating property owners about issues that affect the island in a myriad of ways. It is also a key component of the Association's role in advocating for members. With each issue of the *Island Report* that goes to press each of these Association roles is considered.

Our staff works regularly and persistently as honest and reliable brokers with all island entities about issues affecting Bald Head Association property owners and the island as a whole. The Association owns all or part of some of the lagoons on the island, so there are routine interactions with the Club and Village Utilities. The Association operates a boat park and a community garden, each of which requires staff attention. The Conservancy's alligator overlook, the island dog park and the multi-purpose field at the entry to Bald Head Island Club are leased Association Common Area properties.

Under a contractual relationship BHA coordinates Stage Two's architectural review functions. BHA played a key role in the launch and operation of the newly formed Chamber of Commerce. The annual

Wounded Warrior weekends are promoted and the Association processes all donations. The Club's fabulous Everything BHI app has been supported by the Association to help promote the island. The Association is represented at all key island meetings.

The Association Center, with its large multi-purpose room and two conference rooms, is a hive of activity seven days a week. It is in constant use by many island entities for regular meetings.

The Communications, Education and Recreation

Committee sponsors both regular and special events that engage members' minds and bodies. With its recently upgraded kitchen and technology to allow for remote access to meetings, the Association Center is reserved for more and more private functions, generating income that offsets Association costs and maintaining low annual Association dues.

These are the tangible things provided by the BHA. More difficult to quantify is the valuable service BHA staff provides to the surprisingly high volume of walk-in traffic. Both in the Architectural Review and the Main Office, current and prospective members bring numerous questions about navigating life in this special place. Accurate answers are provided either in person or in timely follow-up. The warm and gracious welcome given to each person who enters the facility is a hallmark of what all interactions with the Association should be.



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The ARC – and Me? ***~Kit Adcock, BHA President***

Recently, we heard from the ARC Coordinator about a Covenant/Design Guideline violation at our house. Our reaction was to go from zero to furious in about five seconds. Wearing my BHA President hat I was able to take a deep breath and find one positive factor – no one can question the fairness of the process!

One of the most important things we did was to call the ARC Coordinator to assure BHA of our intent to resolve the issue and to clarify the timeline for resolution. I appreciate the Board, ARC and staff's commitment to review the language in the governing documents to resolve what we believe is a lack of clarity that brought our property under the ARC spotlight. We have been heard.

Our community's appearance is based on the framework of our BHA Covenants and Design Guidelines, which we each agree to when we sign the deeds to our properties. I do not want my home or yard to be an eyesore, nor do I want to overlook a property that is not well maintained. We entrust the Association to handle the difficult process of identifying and dealing with those who violate the rules either intentionally or not, and to serve as the arbiters when the rules aren't clear. The Association goal is compliance, not punishment.

Although we are not happy to be in this situation, we commend the cooperation and professionalism of the BHA staff as we work toward a solution.

Executive Director's Letter : ***The BHI Experience*** ***~Carrie Moffett***

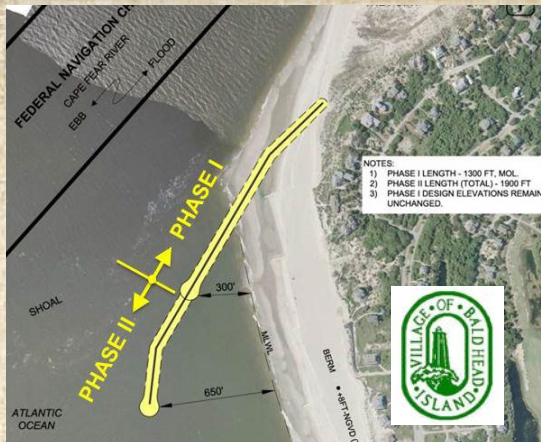
Over the course of the summer, Bald Head Association's staff has the opportunity to engage with hundreds of property owners and visitors both at the office and at many other locations around the Island. It's fun to watch the expressions of those who are not only lucky enough to see the flora and fauna of Bald Head but also to, well, experience it.

Families eagerly anticipating the results of a BHI Conservancy turtle nest excavation. Children mesmerized by Old Baldy's pirates entering the harbor. Day trippers strolling the grounds of the Chapel and the Association Center in awe. And, property owners proudly providing directions to visitors who can't make heads or tails of their locator maps. Watching others experience Bald Head has almost become an experience in and of itself!

And while the BHI experience is certainly different for every person, the fact that it is experienced is part of why this Island is so unique. I don't recall 'experiencing' Myrtle Beach on my first – or second or twentieth – visit. Or St. Pete's Beach, FL or Long Beach, CA, or any of the other beach communities I've visited.

Whether you're a full-time resident or a part-time property owner, take a minute to watch others experience our Island. Let it take you back to your first visit here. Let yourself experience it all over again.





Terminal Groin Update

~Karen Williams,

Director of Communications/HR

The Village continues to make progress to gain approval for construction of a “terminal groin” which will mitigate erosion on especially the west end of South Beach, commonly referred to as ‘the point.’ To build the terminal groin, the Village proposal must undergo an environmental review process that includes the issuance of three permits:

US Army Corps of Engineers Permit – The Corps has jurisdiction over the waterway that is adjacent to BHI and so has to approve the construction of the terminal groin. They are working with Federal and State agencies to look at all possibilities and will determine whether the terminal groin is the best option. The Village has been working closely with the Corps on this permit and has provided extensive data and analysis to show that the terminal groin will improve the stability of the shore, will aid navigation and will not create any adverse effects in the process. The Corps has issued its final Environmental Impact Statement (FEIS) and is currently receiving public comment on that. The only outstanding item on this permit is that National Marine Fisheries has not yet submitted their comments on the FEIS.

CAMA Major Permit – The Coastal Area Management Act in North Carolina, under the Division of Coastal Management, has jurisdiction over development in coastal areas. This permit has been submitted and is currently under review.

Water Quality Permit – This permit has been filed and the Village sees no issues with it being approved in a timely manner.

As we move closer to final approval the list of possible roadblocks is getting much shorter. At present, the Village is optimistic that all permits will be approved. But, what could go wrong?

1. The Corps could not issue its permit if the comments from National Marine Fisheries (NMF) are not submitted. The Village sees this as unlikely but nonetheless is making every effort to make sure that NMF has all the data they need and that they understand the time pressures involved with the decision.
2. The CAMA permit could be delayed if there are concerns the terminal groin could be detrimental in some way. This is the first terminal groin permit to be processed so there will be a higher level of scrutiny, but the Village does not see any roadblocks here.
3. Legal challenges are always possible when you do something new, however Village is not aware of any specific challenges.

So at present, the Village fully expects all permits to be issued, however slightly later than originally expected. As with all major projects, the schedule is constantly being massaged and re-evaluated. For example, the original plan was to build the terminal groin at the same time as the Corps is doing their dredging of the channel. Now, it is looking like logistics will favor separating the two projects, so the Village will likely wait until the Corps dredging is complete (probably in April 2015) and then build the terminal groin starting in May.

Once construction does begin, the work will be concentrated on the western end of South Beach, so it should have minimal impacts on wildlife or recreation. Those who have homes near the point of South and West beaches will see and hear crews working off and on next spring and summer.



“North” Beach

This island’s East, South and West beaches offer unique experiences and most of us have a favorite. But which beach is best for babies and toddlers, a place with shallow water and few waves where parents can relax? This perfect beach exists on Bald Head at Access 1. “North” Beach is one of the island’s best-kept secrets. For six hours at a stretch, as the tide swings to low and back to high, this location is perfect for little ones and their caregivers. Except on windy days, infrequent small waves come only from boats plying the river.

Access 1 has diverse attractions for kids of all ages – and their dogs, too. This wide flat beach has some of the island’s silkiest sand. The acres of shallow water are typically the warmest around the island. Walk along the water’s edge to find hermit crabs in assorted borrowed shells. As the tide ebbs, critters leave curvy trails, perfect for tracking. Watch boats of all sizes navigate the river.

The creek side of North Beach is appropriate for more experienced swimmers and for paddlers. As the tide moves out the creek has a lazy river effect. The water in its channel is swift and fairly deep during higher tides, but leads to a sand bar that finds swimmers dragging their bottoms on the bottom.

During very low tide one can walk across the creek toward the east to the marsh to explore the mud flats where a variety of crabs can be found. Heading north across the channel toward Southport, the exposed sandy shoal offers whelks, sand dollars, assorted snails and other live creatures and lots of collectible shells.



A Bald Head Island family fishing weekend

Join Us for Bald Head Island’s Inaugural Bluefish Bonanza Family Fishing Weekend

October 17-18, 2014

Friday : Fishing School 3-5pm
 Captains Meeting 5pm
 Bluefish Social and Dinner 5:30pm
 Saturday: Lines in the Water 7:30am
 Lines out of the Water 3:30 pm
 Social, dinner and awards 5:30pm

With low entry fees and potentially great prize payouts, you don’t want to miss out! There are divisions for adults, children (under 16) and a Pee Wee division (under 6) so the whole family can fish together.

The Bald Head Island Chamber of Commerce welcomes your participation. We also need volunteers to help staff the weigh stations, registration tables and the meals. If you’re interested in sponsoring, fishing, or volunteering, please contact Sherry Hardison - bhichamber@gmail.com. Visit the event’s website at www.baldheadisland.org/bluefish-bonanza.



Bald Head Island
 CHAMBER OF COMMERCE

Rarely included in professional island photographs and not even shown on most island maps, North Beach offers a unique environment where river, creek and island converge. It is a perfect family beach where everyone can find an activity ideal for their ability and curiosity level.



Are You Prepared?

September and October can bring storms that may disrupt power, services and supplies. Everyone living on the coast should keep emergency supplies if there is a threat of a hurricane or tropical storm. For a complete list of items you should have, go to the Emergency Supply List pdf supplied by BHI Dept. of Public Safety: http://www.baldheadassociation.com/Images/bhinews/site/life/Hurricane_Preparedness.pdf.

To stay on top of changing weather download the Everything BHI App (see article below) or go to the Village's Emergency weather page http://villagebhi.org/government/emergency_management/current_status.html. Make sure you have everything you need in the event of a storm.



Get Weather Alerts on Your Smart Phone

Hurricane season is underway and the new version of the Everything BHI App is a great way to receive important weather and other emergency notifications from the Village of Bald Head Island. You do not even need to have the app turned on because the alert message will display on your home screen and keep you connected during a serious weather event like the recent Hurricane Arthur.

To ensure that you receive the alerts, be sure to allow the Everything BHI app permission during the installation process to send push notifications to your phone. If you have questions about your installation and alert settings, email the admin at: theeverythingbhiapp@gmail.com.

DOWNLOAD it today from your favorite device store - available for both Android and Apple devices. *iPad users should search for the Everything BHI app using the iPhone apps tab.

Yes/No Garbage Signs Belong Near Receptacles



It started with the relocation of a few signs. And, before long, there was a great deal of discussion and confusion over where the yes/no garbage signs should be placed. Should they be on the house? On the address bollard? On a separate post? Questions and complaints began to mount.

The Bald Head Association's Board responded by adopting a new design guideline that all yes/no signs should be located on or near the trash receptacles. Property owners whose driveways are long or winding may contact the Village's Public Works Director Ben Liddle at 910-457-5422 to coordinate an alternate location near the road.

BHA would appreciate if property owners would begin moving their yes/no signs to the designated location in the coming weeks.

Contact Architectural Review Coordinator Karen Mosteller at karen@baldheadassociation.com or 910-457-4676 x22 with questions.

Save The Date Island Service Providers Event

**Friday, October 11, 2014
1pm to 2pm**

BHA's Association Center

Come and meet the businesses that provide service to the island properties. Whether you are interested in HVAC, security or interior design there will be businesses representing a wide variety of island services.





Why Are There So Few Sea Turtle Nests This Year?

***~Nicki Dardinger, Director of Conservation,
BHI Conservancy***

One of the most common questions BHI Conservancy staff have received from visitors this summer is, “Why are there so few nests?” Rest assured, things are just fine. We have been fortunate to have had several years in a row with high nest numbers, including 120 nests on Bald Head Island in 2013! However, it is important to understand that there is a cyclic pattern to turtle nesting. You may remember that back in 2009, there were only 37 nests laid on the island, and after four years of high nest numbers (2010-2013), we were due a low year. Because individual sea turtles do not nest every year, (some females nest every two years, others every three or four), many females are sitting this year out – they should return next year or possibly in 2016.

Hatching season will extend into October this year. The BHI Conservancy will continue to conduct nest excavations three days after each nest hatches. During a nest excavation, the Sea Turtle Protection Team does an inventory of the number of eggs that were laid and releases any hatchlings that did not leave the nest on their own. Look for information on upcoming nest excavation events on the Conservancy’s website, Facebook page and at Turtle Central!

Please update your contact information

Please contact BHA to confirm or update your mailing addresses, phone numbers and emails.

Please call or email Diane at 910-457-4676 ext 21
or
diane@baldheadassociation.com

The Way It Was ~Kit Adcock, BHA President

Each of us has a special memory of our first steps on Bald Head Island. We were among the many who knew during our very first visit that this place was “home.” It feels funny to tell stories of island life just shy of 25 years ago, but the island’s transformation has been remarkable. Yet, even as it has grown and changed, this special place has retained its magic.

Over the next several months, as space permits, I will share my family’s experiences during our first trip to and first years at this unique place. Your reminiscences and perspectives of Bald Head would be a welcome addition to what we hope will become an on-going series in the *Island Report*. Perhaps these stories can become a permanent record of island history for future generations of islanders to enjoy.

Why Bald Head Island, Part 1

We first heard of Bald Head Island from a friend who had vacationed here. Her enthusiasm for a place that was mostly undeveloped and naturally beautiful, where golf carts traversed the narrow roads, and where beaches were gorgeous, plentiful and mostly void of humans, was contagious. Our search for a beach property had taken us to almost every coastal town in North and South Carolina. Our friend piqued our interest in one of the few places along the coast we had missed.

What we sought was a small, close-knit community, one “less traveled,” that had easy access to sandy ocean beaches, and marsh or the Intercoastal Waterway for fishing, crabbing and exploring. A place out of the past would be ideal, where our kids could freely play, ride bikes, be safe and enjoy an increased level of independence. We did not want commercial entertainment that would draw us away from nature and what we valued as the pure pleasure and serenity of the beach. Serendipity led to our first visit to Bald Head Island in September of 1990.

***Next month’s installment of The Way it Was:
Navigating Indigo, the Revenge and our way to the beach...***



Historical Trivia that is not Trivial!

The first lighthouse on Smith Island was the Bald Head Light, completed in 1795. It was on the banks of the river at the island's southwest point and was quickly threatened by erosion. It was pulled down in 1813 and a new lighthouse was commissioned to replace it.

In 1817, Daniel S. Way built the new lighthouse, "Old Baldy," for \$15,915.45. Old Baldy was always intended to light the mouth of the Cape Fear River and was never intended to illuminate the Frying Pan Shoals off the Cape.



Old Baldy was built of soft red bricks, many of which were reused from the first lighthouse, then covered with a plaster mixture of sand and lime. The 110 foot tower is an octagon with walls five feet thick at the base. During its active life, the lighthouse was whitewashed on a regular basis. The lantern, or lantern room, made of iron, copper, and glass, came from the first lighthouse as well. It is offset to allow for more support and to accommodate the keeper, who had to clean and make repairs to the outside. The original fixed light was powered by 15 lamps. It was built as a parabolic reflector with hollow wick lamps, fueled by whale oil, and arranged on a metal rack.

Over the years, Old Baldy's light changed as a signal. In 1834, a new mechanism was installed to flash red with a 30-second delay. During the Civil War, the light was darkened but relit in 1879 with new Fresnel lenses, a revolutionary design that produced powerful parallel beams of light. In 1893, the light was changed to white and new lenses installed. In 1903, it became a "fourth order" fixed light. Old Baldy was deactivated in 1935, and for a brief period served as a Coast Guard radio tower before being abandoned to the elements.

Excerpt from <http://www.oldbaldy.org/HISTORY/LighthousesLifesaversandSoldiers>



*We did not all come over on the same ship,
but we are all in the same boat.*

-Bernard Baruch

Your Association...

Boat Storage on Bald Head Island

Many property owners aren't aware that Bald Head Association's Covenants prohibit boats and trailers, and water craft of any kind, from being parked on lots overnight unless they are screened according to the Design Guidelines, which state that boats must be screened from any public road or fairway view.

This prohibition is not new. In fact, it was included when BHA's Covenants were rewritten in 2000. What is new is a policy the Board approved in January that allows property owners 15 days to resolve, or 'cure,' a boat violation instead of 30 days. And, while multiple offenses have been allowed in the past, the new policy only allows for one 15-day cure period per year.

This summer, there have been an increased number of boats that are unscreened and some property owners have faced challenges finding sufficient storage options on the Island. BHA is working to resolve a number of questions that have arisen with the existing Covenants/Design Guidelines restrictions. In addition, BHA will be calling a collaborative working group to identify solutions to the long-term boat storage needs of property owners in this seaside community.



BHI Conservancy and Partners Prepare for the Second Field Season of the Island's Non-Lethal Deer Management Project
~Nicki Dardinger, Director of Conservation, BHI Conservancy

The busy summer months are coming to a close, summer visitors are returning home, and the island's fawns are up and about and eating on their own. As the end of summer approaches, the BHI Conservancy is preparing for the second field season of the island's deer management project starting in mid-September.

After the first year of the project ended this past spring, the team reviewed the successes and challenges and developed a new protocol designed to increase success, while keeping project costs reasonable. The new protocol includes stretching the field season over several months, conducting darting activities on all good weather nights, and hiring experienced seasonal field technicians.

Earlier this summer, the BHI Conservancy held a partnership meeting with representatives from all project partners including the U.S. Department of Agriculture, the NC Wildlife Resources Commission, the Village of BHI, White Buffalo, and Friends of Deer. During this meeting, the BHI Conservancy presented the new protocol for the second year of the project. Project partners were supportive of the plan and provided suggestions for improvement.

One common theme emerged from the partner meeting – this project is still very much an experiment. Bald Head Island is leading the way in determining the best approaches to managing deer using an immunocontraceptive on a barrier island, and finding the right methodology will involve trial and error.

The BHI Conservancy expects the second year of the project to take five months to complete. To date, Friends of Deer have raised enough money through private donations for two months of fieldwork and supplies. Therefore, the BHI Conservancy has

developed two phases for the second year of the project. The first phase will focus on continuing to establish best practice techniques to successfully dart deer in a barrier island environment while staying within an achievable budget. After two months of work, the team will determine if deer can successfully be darted and vaccinated within the project budget. If additional funds are raised, Phase Two will use the best practices learned in phase one to dart additional deer to meet population control objectives.

As the BHI Conservancy moves forward next month, the field team will experiment with a variety of darting methods. The information learned from this experience will be used to submit a scientific paper detailing the field methods and best practices for other communities engaged in similar efforts.



See Bald Head Island from a different point of view!

During September, the Friends of BHI Deer are offering plane rides over the island for a minimum tax deductible donation of only \$150 to the BHI Conservancy's deer fund. The 1/2 hour ride is for a maximum of 3 passengers and departs from the Oak Island Airport. The pilot, Doug Oakley, is an FAA certificated and instrument rated pilot with over 1000 hours flight time who does rescue flights for Pilots N Paws, a non-profit organization airlifting homeless dogs to new homes.

For more information or to schedule a truly memorable flight experience call 910-471-7710 or email djoakley@bellsouth.net.

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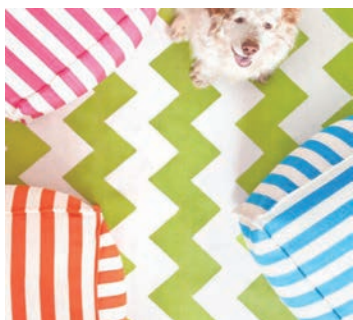
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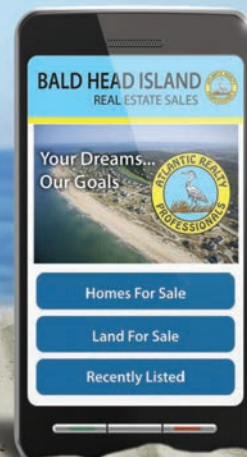
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~ September 2014 ~

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 <i>Labor Day</i> BHA offices closed	2 Pilates 8:45am-9:45am (AC) Vet Clinic 9:30 am - 12 pm (PSD)	3 Vet Clinic 9:30 am - 12 pm (PSD) Yoga 11:45 am (AC) Card Making Class 2 pm - 5 pm (AC)	4 Pilates 8:45-9:45am (AC) Mah Jongg 1pm (AC)	5 Men's Bible Study 8 am ARC Mtg 9:30 am	6
7 Communion 8:30 am Rev. David Beam <i>Methodist</i>	8 No Yoga	9 Pilates 8:45am-9:45am (AC) Howl at the Moon 6:30 pm (access 39)	10 No Yoga	11 Pilates 8:45-9:45am (AC) COC BODmtg. 11 am (AC) Mah Jongg 1pm (AC)	12	13
14 8:30 am Rev. Dr. Jonathan Jeffries <i>Methodist</i>	15 Yoga 11:45 am (AC) BHI Club BOG 9 am (Club)	16 Pilates 8:45am-9:45am (AC)	17 Yoga 11:45 am (AC)	18 Pilates 8:45 am (AC) Mah Jongg 1pm (AC)	19 Men's Bible Study 8 am Village Council 2:30 pm (AC) Thad Wester Fishing School 12 pm (BHIC)	20 Thad Wester Fishing School 7:45 am (The Point)
21 Thad Wester Fishing School 7:45 am (The Point) 8:30 am Rev. Dr. James St. John <i>Presbyterian</i>	22 Yoga 11:45 am (AC)	23 Pilates 8:45am-9:45am (AC)	24 Yoga 11:45 am (AC)	25 Pilates 8:45am-9:45am (AC) Mah Jongg 1pm (AC) Deadline for 10/3/14 ARC Mtg	26 BHA Finance 9 am (AC)	27
28 8:30 am Rev. Tom Whartenby <i>Presbyterian</i>	29 Yoga 11:45 am (AC)	30 Pilates 8:45am-9:45am (AC)	Notes:			

AC (BHA Association Center)
BHIC (BHI Conservancy)
Club (BHI Club)
VC (Village Chapel)
PSD (Public Safety Operations Building)

Standing Events:

- **Alcoholics Anonymous**—Mon & Fri, 12 - 1pm, Association Ctr. Contact John B. at 454-9251 or sober.1.day.at.a.time@gmail.com
- **Knitting**—A group of knitting enthusiasts meets every Wed at the Association Ctr., 9:30 - 11:30am

Bald Head Association

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If you are thinking about buying or selling a home on Bald Head Island, then most likely you have thought about having your home on a vacation rental program. Rental income can be an important factor to buyers making a large investment. And at Tiffany's Beach Rentals & Sales, we can now help you with both!