



Bald Head Association
PO Box 3030
Bald Head Island, NC 28461
910-457-4676 / Fax 910-457-4677

TAXES & ASSOCIATION DUES ON BALD HEAD ISLAND

To find out about or send the dues or taxes required from a property before it changes hands, contact the Bald Head Association. Requests for dues verification on individual properties must be received in writing.

Bald Head Island is divided into three master associations: Bald Head Association (BHA), Harbour Association and Middle Island Association. Each of these requires dues of their property owners. Property owners pay taxes to the Village of Bald Head Island.

2018 BHA Annual Dues: \$345 for an improved property (with a home)
 \$115 unimproved property

Contact information to send or verify dues: Bald Head Association
 PO Box 3030
 Bald Head Island, NC 28461-7000
 910-457-4676 ext. 21 / Fax 910-457-4677

In addition, properties located in the following “neighborhoods” or areas may be subject to additional supplemental dues. Contact BHA for information.

Braemar	Cape Fear Station	Cedar Court
The Grove	Keeper’s Landing	Loggerhead
Palm Court	Palmetto Court	Sumner’s Crescent
Surfman’s Walk		

These areas may be subject to additional sub-association dues. BHA can help with additional contact information.

Flora’s Bluff / Killegray Ridge	The Hammocks	Ibis Roost
Lighthouse Landing	Royal James Landing	Sabal Palm
Timbercreek	The Villas	

2018 Middle Island Homeowners Association Annual Dues:

Dues are for maintenance and insurance for the roads, marina and beach access for Middle Island.

Improved Lot – Forest	\$2,081.00 / year
Improved Lot – East Beach	\$1,637.00 / year
Unimproved Lot – Forest	\$1,040.00 / year
Unimproved Lot – East Beach	\$819.00 / year

Contact information to send or verify dues for the Middle Island Association individual properties: Lynn Barnard

1 Dogwood Ridge Lane, BHI, NC 28461
PO Box 3321, BHI, NC 28461
lrbarnard@bellsouth.net
BHI: 910-457-0231 / Home: 912-598-1597 / Cell: 912-247-2546

2018 Harbour Village Properties Association Annual Dues:

\$708.10 for both improved & unimproved property, if payment received by January 15th.
\$730.00 for both improved & unimproved property, if payment received after January 15th.

Contact information to send or verify dues for the Harbour Village Association individual properties: Manager, Bob McKoy / Admin Assistant, Vicki Glover

Network Real Estate, Property Management Division
1029 N. Lake Park Blvd
Carolina Beach, NC 28428
910-458-8881
Toll Free: 800-830-2118 / Fax 910-458-7773

2017-2018 Village of Bald Head Island Annual Tax Rates:

Base Tax Rates per \$100 Evaluation:

Bald Head Island Village \$0.6663
Smithfield Township (BHI is in) \$0.040
Brunswick County \$0.485
Total \$1.1913 / \$100 evaluation

Supplemental Tax Rates:

MSD Zone A \$0.0808
MSD Zone B \$0.0506

VILLAGE TAXES SHOULD BE ADDRESSED AS FOLLOWS:

Administrator
Village of Bald Head Island
PO Box 3009
Bald Head Island, NC 28461
910-457-9700 / Fax 910-457-6206

**Bald Head Association
Dues Summary
2018 Budget**

	Supplemental Dues	Bald Head Association Basic Dues		2018 Total Dues	2017 Total Dues	Variance
		Lot	Home			
Master Association Only Lot		\$115		\$115	\$182	-\$67
Master Association Only Home			\$345	\$345	\$545	-\$200
Palmetto Cove Lot	\$172	\$115		\$287	\$321	-\$34
Palmetto Cove Home	\$517		\$345	\$862	\$961	-\$99
The Grove Lot	\$395	\$115		\$510	\$485	\$25
The Grove Home	\$1,185		\$345	\$1,530	\$1,454	\$76
Cedar Court Lot	\$57	\$115		\$172	\$191	-\$19
Cedar Court Home	\$171		\$345	\$516	\$572	-\$56
Palm Court Lot	\$80	\$115		\$195	\$212	-\$17
Palm Court Home	\$240		\$345	\$585	\$635	-\$50
Braemar Highlands Lot	\$17	\$115		\$132	\$184	-\$52
Braemar Highlands Home	\$51		\$345	\$396	\$551	-\$155
Loggerhead Trail Lot	\$234	\$115		\$349	\$375	-\$26
Loggerhead Trail Home	\$702		\$345	\$1,047	\$1,124	-\$77
Keeper's Landing Home	\$2,692		\$345	\$3,037	\$3,023	\$14
Surfman's Walk Home	\$1,710		\$345	\$2,055	\$2,025	\$30
Units 1, 2, 11, 13 (SF 5 Alleys)	\$2,801		\$345	\$3,146	\$3,074	\$72
Sumner's Crescent Home	\$1,910		\$345	\$2,255	\$2,227	\$28

CAPE FEAR STATION & KITTY HAWK						
<i>Alley properties</i>						
CFS SF 2 Lot	\$497	\$115		\$612	\$660	-\$48
CFS SF 2 Home	\$1,490		\$345	\$1,835	\$1,977	-\$142
CFS SF 3 Lot	\$426	\$115		\$541	\$591	-\$50
CFS SF 3 Home	\$1,277		\$345	\$1,622	\$1,772	-\$150
CFS SF 5 Lot	\$364	\$115		\$479	\$531	-\$52
CFS SF 5 Home	\$1,091		\$345	\$1,436	\$1,594	-\$158
CFS SF 7 Lot	\$415	\$115		\$530	\$581	-\$51
CFS SF 7 Home	\$1,246		\$345	\$1,591	\$1,743	-\$152
CFS SF 8 Lot	\$426	\$115		\$541	\$592	-\$51
CFS SF 8 Home	\$1,279		\$345	\$1,624	\$1,775	-\$151
CFS SF 9 Lot	\$377	\$115		\$492	\$544	-\$52
CFS SF 9 Home	\$1,130		\$345	\$1,475	\$1,631	-\$156
CFS SF 13 Lot	\$569	\$115		\$684	\$729	-\$45
CFS SF 13 Home	\$1,708		\$345	\$2,053	\$2,188	-\$135
CFS SF 21 Lot	\$1,013	\$115		\$1,128	\$1,156	-\$28
CFS SF 21 Home	\$3,040		\$345	\$3,385	\$3,467	-\$82
Kitty Hawk SF 1 Lot	\$555	\$115		\$670	\$716	-\$46
Kitty Hawk SF 1 Home	\$1,666		\$345	\$2,011	\$2,147	-\$136
<i>(Lots 5027 & 5029)</i>						
Kitty Hawk Lot	\$555	\$115		\$670	\$716	-\$46
Kitty Hawk Home	\$1,666		\$345	\$2,011	\$2,147	-\$136

	Supplemental Dues	Bald Head Association		2018 Total Dues	2017 Total Dues	Variance
		Basic Dues				
		Lot	Home			
CAPE FEAR STATION & KITTY HAWK						
<i>Non-Alley properties</i>						
CFS Eco-A, B, C; SF 1, 4, 6, 10, 11, 12, 14, 15, 16, 17, 18, SF-8 (Lots 5644, 5646, 5648, 5650, 5652, 5717, 5719, 5721, 5723, 5725, 5727, 5729, 5731, 5739, 5741, 5743) Kitty Hawk (Lots 5031, 5033, 5035, 5039)						
Lot	\$5	\$115		\$120	\$182	-\$62
Home	\$15		\$345	\$360	\$545	-\$185

Bald Head Association Supplemental Dues Coverage	
2018	
Neighborhood	Supplemental Dues Coverage
Braemar	Maintenance of roads and sign; replacement reserve for covered items.
CFS - alleys	Maintenance and replacement of alleys, based on 15-year life.
CFS - non-alleys	Maintenance and enforcement of Covenants.
Cedar Court	Landscaping; maintenance of sign and fence; replacement reserve for covered items.
The Grove	Landscaping; maintenance of roads and sign; replacement reserve for covered items.
Keeper's Landing	Amenities insurance; grounds maintenance; annual tree trimming; electricity for grinder pumps; maintenance of retaining walls, entry, boardwalks, dock, pier, lighting fixtures, sign and irrigation system; water for irrigation; replacement reserve for covered items.
Loggerhead	Maintenance of sign and roads; replacement reserve for covered items.
Palm Court	Landscaping; maintenance of sign and fence; replacement reserve for covered items.
Palmetto Cove	Grounds maintenance; annual vegetation trimming; road, dock and sign maintenance; replacement reserve for covered items.
Sumner's Crescent	Grounds maintenance; electricity for grinder pumps; maintenance of sidewalk, retaining wall, sign, irrigation system; water for irrigation system; grill propane; reserve to replace grills and other covered items.
Surfman's Walk	Trellis and fence insurance; grounds maintenance; annual mulching; maintenance of retaining wall, entry, boardwalks, sign and irrigation system; water for irrigation; replacement reserve for covered items.

2018 BHI Homeowners Association Dues & Taxes

Bald Head Association • PO Box 3030 • Bald Head Island, NC 28461

Note: Where applicable, property managers should be contacted with neighborhood needs/daily concerns.

Presidents should be contacted for Board-level issues/concerns.

Flora's Bluff Killegray Ridge	Janice Alexander janice.alexander1995@gmail.com	\$345 / Year + \$100 / Month	Bch Accesses, Roads, Landscpg, Bdwalks. Exterminator: Contracted by Indivd. Owners
The Hammocks Association	Susan Parks, President Call Cindy Capps, General manager 910-457-3767	See attached page	Taxes, Ins, Furniture, Home Goods, Housekeeping, Utilities, Int/Ext Maint., landscpg, Club Dues, Allowance for Legal. Exterminator: Mannings Pest Control 910-457-5289
Ibis Roost	Kim Vrana — KVrana@resoluteinc.com David Lent-Bews DLent-Bews@ResoluteInc.com	\$345 / Year + \$220 / Month	Swimming Pool, Garages, Exterior Painting. Exterminator: Jay Taylor 800-791-3901
Lighthouse Landing	Lighthouse Landing Association 4097 Spring Island Okatie, SC 29909-4040 Chuck Pardee 843-987-0552 pardee@islc.net	\$345 / Year + \$725 / Quarter	Misc. Landscpg, Bdwalk, Ext. Paint, Liability Ins for Common Areas, Floating Dock Maint, Area Lighting Maint, Taxes, Manager. Exterminator: Contracted by Indivd. Owners
Royal James Landing	Kathryn Bowers 910-454-8495 or Cell 336-706-9426 davidbowers@msn.com	\$345 / Year + See attached page	Ins. – HO6, Roof, Paint, Repair, A/C & Heat Pump Unless Catastrophic; Homeowner – Windows/Door/Deck Exterminator: Cleggs 910-278-9484
Sabal Palm Cottages	Bob Sheahan 101 Bellwood Court Jamestown, NC 27282 336-454-3445 patisheahan@hotmail.com	\$345 / Year + \$525 / Quarter	Ext. Maint. of Homes/ Neibhd, Paint, Roof, Landscpg. Exterminator: Contracted by Indivd. Owners
Timbercreek	CAMS Attn: Lee Bracey, Community Manager 3960 Executive Park Blvd., Ste. 8, Southport, NC 28461 910-256-2021 lbracey@camsmgt.com	\$345 / Year + A Units \$946.28 /mo B Units \$806.10 /mo (\$150.00 Set up fee new owners)	Ext Maint., Landscpg, Pool Maint., Flood Ins. on Ext Bldg, Liability for Grounds Only, Reserve Contribution. Exterminator: Cleggs (Outside Bldg Only) 910-278-9484
The Villas	John Godshall 704-965-3236 jgodshall@carolina.rr.com	\$345 / Year + \$275 / Month	Garden Islands, Irrigation Sys, Lagoons, Bridges, Roadways, Signage, Lighting. Exterminator: Terminix 252-617-2423
Harbour Village	Anita Schnog PO Box 3069 Bald Head Island, NC 28461-7000 910-457-6399 schnog@ptd.net	\$345 / Year + \$730.00/year	Dock, Gazebo, Fence/Planters, Beach Access, Storm Water Detention Pond, Common Area Landscaping, General Admin. Exterminator: Contracted by Indivd. Owners

2018 Bald Head Island Homeowners Association Dues & Taxes

Bald Head Association Carrie Moffett 910-457-4676 Ext 26

Basic Dues:

Homes: \$345 / Yearly

Lots: \$115 / Yearly

Hammocks (Quarterly):

BHA Dues Calculated into Hammocks Dues — NOT SEPARATE

3 Bedroom \$2,578.16 (\$10,312.62 / year)

2 Bedroom \$2,148.79 (\$8,595.15 / year)

Crofter \$244.21 (\$976.86 / year)

Harbour Village Association

(Annual):

Home or Lot \$730 / year

Neighborhood Association Fees (Monthly):

Flora's Bluff / Killegray	\$100	RJ Bldg 1-4 Units A&B	\$465.90*
Ridge Ibis Roost	\$220	RJ Bldg 1-4 Units C&D	\$427.08*
Club Villas	\$275	RJ Bldg 5-6 Units A&B	\$491.78*
Lighthouse	\$725 / Qtr	RJ Bldg 5-6 Units C&D	\$465.90*
Landing Sabal	\$525 / Qtr	RJ Bldg 7 Units A&B	\$504.73*
Palms		RJ Bldg 7 Units C&D	\$478.84*

Timber Creek Association Fees (Monthly):

Timber Creek Lower Units (B) \$800.03 Monthly, Upper Units (A) \$939.17 Monthly. Also add a \$99 one-time setup fee for new owners. Timbercreek Association is now merged.