



Bald Head Association
PO Box 3030
Bald Head Island, NC 28461
910-457-4676 / BaldHeadAssociation.com

Association Dues & Taxes on Bald Head Island, NC

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. There is a transfer fee of \$75 per request to provide a pay-off statement for assessments.

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 its property owners.

2021 BHA Annual Dues:

1) Basic Assessment

\$450 for an improved property (with a home)
\$150 unimproved property

2) Special Assessment — Wildlife Overlook (For three years starting in 2021)

\$80 for an improved property (with a home) / total amount \$240
\$27 unimproved property / total amount \$80

3) BHA-managed Areas

In addition, East End properties located in the following “neighborhoods” or areas managed by BHA 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 Cove	Sumner’s Crescent
Surfman’s Walk		

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

These areas may be subject to separate, 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 Cottages
Timbercreek	The Villas	

2021 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:

Karen Melchionni, President 17 Cape Creek Bald Head Island, NC 28461 familymel@aol.com 717-380-7707	Chuck Pardee, Accountant 4097 Spring Island Okatie, SC 29909-4040 pardee@islc.net 843-987-0552
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2021 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
bobmckoy@networkwilmington.com
910-458-8881 / Toll Free: 800-830-2118 / Fax 910-458-7773

2020-2021 Bald Head Island Annual Property Tax Rates

Bald Head Island taxes include the Village of BHI, Smithville Township, Brunswick County and, if applicable, MSD Zone A and/or MSD Zone B. The Village of Bald Head Island does not collect property taxes. Property owners pay all taxes to Brunswick County. If you have any questions about taxes for the Village of BHI, call 910-457-9700.

Base Tax Rates per \$100 Evaluation:

Village of Bald Head Island \$0.6863
Smithfield Township (BHI is in Smithfield Township) \$0.040
Brunswick County \$0.485
Total \$1.2113 / \$100 evaluation

Supplemental Tax Rates:

MSD Zone A \$0.0908
MSD Zone B \$0.0556

All Property Taxes Should Be Sent To:

Brunswick County
30 Government Center Drive NE
Bolivia, NC 28422
910-253-2729
800-222-0593
www.BrunswickCountyNC.gov

Bald Head Association - East End (formerly Stage II)

Dues Summary 2021

	Basic Dues	Supplemental Dues	2021 Special Assessment - Wildlife Overlook	2021	2020	Variance
	Lot/Home	Lot/Home	Lot/Home	Total Dues	Total Dues	
Master Association Only Lot	\$150		\$27	\$177	\$130	\$47
Master Association Only Home	\$450		\$80	\$530	\$390	\$140
Palmetto Cove Lot	\$150	\$242	\$27	\$419	\$408	\$11
Palmetto Cove Home	\$450	\$727	\$80	\$1,257	\$1,224	\$33
The Grove Lot	\$150	\$554	\$27	\$731	\$1,635	-\$904
The Grove Home	\$450	\$1,662	\$80	\$2,192	\$4,905	-\$2,713
Cedar Court Lot	\$150	\$0	\$27	\$177	\$130	\$47
Cedar Court Home	\$450	\$0	\$80	\$530	\$390	\$140
Palm Court Lot	\$150	\$0	\$27	\$177	\$130	\$47
Palm Court Home	\$450	\$0	\$80	\$530	\$390	\$140
Braemar Highlands Lot	\$150	\$0	\$27	\$177	\$130	\$47
Braemar Highlands Home	\$450	\$0	\$80	\$530	\$390	\$140
Loggerhead Trail Lot	\$150	\$0	\$27	\$177	\$482	-\$305
Loggerhead Trail Home	\$450	\$0	\$80	\$530	\$1,446	-\$916
Keeper's Landing Home	\$450	\$3,585	\$80	\$4,115	\$4,130	-\$15
Surfman's Walk Home	\$450	\$2,077	\$80	\$2,607	\$2,792	-\$185
Units 1, 2, 11, 13 (SF 5 Alleys)	\$450	\$3,104	\$80	\$3,634	\$4,305	-\$671
Sumner's Crescent Home	\$450	\$1,898	\$80	\$2,428	\$2,543	-\$115

CAPE FEAR STATION & KITTY HAWK						
<i>Alley properties</i>						
CFS SF 2 Lot	\$150	\$430	\$27	\$607	\$626	-\$19
CFS SF 2 Home	\$450	\$1,290	\$80	\$1,820	\$1,878	-\$58
CFS SF 3 Lot	\$150	\$373	\$27	\$550	\$637	-\$87
CFS SF 3 Home	\$450	\$1,120	\$80	\$1,650	\$1,910	-\$260
CFS SF 5 Lot	\$150	\$342	\$27	\$519	\$634	-\$115
CFS SF 5 Home	\$450	\$1,027	\$80	\$1,557	\$1,903	-\$346
CFS SF 7 Lot	\$150	\$335	\$27	\$512	\$612	-\$100
CFS SF 7 Home	\$450	\$1,006	\$80	\$1,536	\$1,836	-\$300
CFS SF 8 Lot	\$150	\$380	\$27	\$557	\$568	-\$11
CFS SF 8 Home	\$450	\$1,139	\$80	\$1,669	\$1,704	-\$35
CFS SF 9 Lot	\$150	\$355	\$27	\$532	\$583	-\$51
CFS SF 9 Home	\$450	\$1,064	\$80	\$1,594	\$1,749	-\$155
CFS SF 13 Lot	\$150	\$619	\$27	\$796	\$921	-\$125
CFS SF 13 Home	\$450	\$1,856	\$80	\$2,386	\$2,764	-\$378
CFS SF 21 Lot	\$150	\$859	\$27	\$1,036	\$1,121	-\$85
CFS SF 21 Home	\$450	\$2,576	\$80	\$3,106	\$3,362	-\$256
Kitty Hawk SF 1 Lot	\$150	\$475	\$27	\$652	\$678	-\$26
Kitty Hawk SF 1 Home	\$450	\$1,426	\$80	\$1,956	\$2,035	-\$79
<i>(Lots 5027 & 5029)</i>						
Kitty Hawk Lot	\$150	\$475	\$27	\$652	\$678	-\$26
Kitty Hawk Home	\$450	\$1,426	\$80	\$1,956	\$2,035	-\$79

CAPE FEAR STATION & KITTY HAWK						
Non-Alley properties						
CFS Eco-A, B, C; SF 1, 4, 6, 7 (5233 only), 10, 11, 12, 14, 15, 16, 17, 18, Com 5-A						
SF-8 (Lots 5644, 5646, 5648, 5650, 5652, 5739, 5741, 5743)						
Kitty Hawk (Lots 5031, 5033, 5035, 5039)						
	Basic Dues	Supplemental Dues	2021 Special Assessment - Wildlife Overlook	2020	2019	Variance
	Lot/Home	Lot/Home	Lot/Home	Total Dues	Total Dues	
Lot	\$150	\$0	\$27	\$177	\$130	\$47
Home	\$450	\$0	\$80	\$530	\$390	\$140

Bald Head Association Supplemental Dues Coverage		
2021		
Neighborhood		Supplemental Dues Coverage
Braemar		No assets to manage so no supplemental dues required.
CFS - alleys		Maintenance and replacement reserves for alley roadways, based on 15-year life; maintenance of tree canopy for emergency vehicle access.
CFS - non-alleys		No assets to manage so no supplemental dues required.
Cedar Court		No assets to manage so no supplemental dues required.
Keeper's Landing		Amenities insurance and taxes; grounds maintenance; tree trimming; electricity for grinder pumps; maintenance and replacement reserves for roads, sidewalks, fences, retaining walls, sign, entry, boardwalks, dock and pier; enforcement of Secondary Covenants.
Loggerhead		No assets to manage so no supplemental dues required.
Muscadine Grove		Maintenance and replacement reserves for road and retaining wall; maintenance of tree canopy for emergency vehicle access.
Palm Court		No assets to manage so no supplemental dues required.
Palmetto Cove		Annual trimming of vegetation of footpath; maintenance and replacement reserves for dock and pier; pier/dock liability insurance.
Sumner's Crescent		Grounds maintenance; tree trimming; electricity for grinder pumps; maintenance and replacement reserves for sidewalk, retaining wall, sign, benches and road; enforcement of Secondary Covenants.
Surfman's Walk		Grounds maintenance; tree trimming; maintenance and replacement reserves for retaining wall, fences, gates and entry; enforcement of Secondary Covenants.

2021 BHI Homeowners Association Dues

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	Barbara Grant 571-359-0774 / fbkr67@gmail.com Accountant: Chuck Pardee / 843-987-0552 / pardee@islc.net 4097 Spring Island, Okatie, SC 29909-4040	\$450 / Year + \$200 / Month	Bch Accesses, Roads, Landscpg, Bdwalks. Exterminator: Contracted by Indivd. Owners
The Hammocks Association	Randall Tomsic, President Susan Brown, Onsite Community Manager 910-457-3767 / sbrown@camsmgt.com Deanna King, Regional Vice President 910-239-1363 / dking@camsmgt.com	See attached page*	Taxes, Ins, Furniture, Home Goods, Housekeeping, Utilities, Int/Ext Maint., landscpg, Club Dues, Allowance for Legal. Exterminator: Rentokil (DBA JC Erhlich) 877-761-3030
Ibis Roost	Kim Vrana — KVrana@resoluteinc.com David Lent-Bews DLent-Bews@ResoluteInc.com	\$450 / Year + \$240 / Month	Swimming Pool, Garages, Exterior Painting. Exterminator: Jay Taylor 800-791-3901
Lighthouse Landing	Lighthouse Landing Association 9 Lighthouse Landing, Bald Head Island, NC 28461 wyndham.eberle@201-826-0979 Accountant: Chuck Pardee / 843-987-0552 / pardee@islc.net 4097 Spring Island, Okatie, SC 29909-4040	\$450 / 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 Accountant: Chuck Pardee / 843-987-0552 / pardee@islc.net 4097 Spring Island, Okatie, SC 29909-4040	\$450 / Year + See attached page**	HOA: Ext. Maint., Landscaping, Pool, Building Exterior Homeowner: Deck, Sliding Doors, Windows & Interior Exterminator: Cleggs 910-278-9484
Sabal Palm Cottages	Jay Copan, President 919-740-7799 Accountant: Chuck Pardee / 843-987-0552 / pardee@islc.net 4097 Spring Island, Okatie, SC 29909-4040	\$450 / Year + \$575 / Quarter	Ext. Painting, Power Washing, Neighborhood Maint. and Landscaping. Exterminator: Contracted by Indivd. Owners
Timbercreek	CAMS Attn: Stefanie Hubble 3960 Executive Park Blvd., Suite 8 Southport, NC 28461 910-454-8787 Office / 910-726-9829 Direct shubble@camsmgt.com	\$450 / Year + A Units: \$1,011.13 / Mo. B Units: \$861.34 / Mo. (\$175.00 Set-up fee for 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	Harper Heckman, President Office 336-387-5181 / Cell 336-317-7687 hheckman@nexsenpruet.com Accountant: Chuck Pardee / 843-987-0552 / pardee@islc.net 4097 Spring Island, Okatie, SC 29909-4040	\$450 / Year + \$275 / Month	Garden Islands, Irrigation Sys, Lagoons, Bridges, Roadways, Signage, Lighting. Exterminator: Terminix 252-617-2423
Harbour Village	Shari Beavers, President 107 Turks Head Court, Bald Head Island, NC 28461 shari.beavers@gmail.com Bob McKoy, Manager / Vicki Glover, Admin. Network Real Estate, Property Management Div. 1029 N. Lake Park Blvd., Carolina Beach, NC 28428 910-458-8881 / 800-830-2118 / Fax 910-458-7773 bobmckoy@networkwilmington.com	\$450 / Year + \$730.00 / Year Home or Lot (\$708.10 / Year if received by January 15)	HOA: Dock, Fence/Planters, Common Area Landscaping, General Admin. Village: Beach Access, Gazebo, Storm Water Detention Pond, Exterminator: Contracted by Indivd. Owners

2021 Bald Head Island Homeowners Association Dues

Bald Head Association
Carrie Moffett
910-457-4676, ext. 26
Carrie@BaldHeadAssociation.com

Basic Dues:

Homes: \$450 / Yearly

Lots: \$150 / Yearly

Special Assessment — Wildlife Overlook (For three years starting in 2021)*:

Homes: \$80 / Yearly (total amount \$240)

Lots: \$27 / Yearly (total amount \$80)

**The three-year special assessment of \$240/home and \$80/lot is for the replacement of the Wildlife Overlook that was destroyed by two hurricanes. The 2021 installment is the first of three special assessments of \$80/home and \$27/lot.*

SUB-ASSOCIATION DUES

***The Hammocks Association (Quarterly):**

BHA Dues Calculated into Hammocks Dues — NOT SEPARATE

2 Bedroom	\$1,897	(\$7,588 / year)
2 Bedroom with Crofter	\$2,143	(\$8,572 / year)
3 Bedroom	\$2,275	(\$9,100 / year)
3 Bedroom with Crofter	\$2,521	(\$10,084 / year)

Neighborhood Association Fees (Monthly, unless otherwise noted):

Flora's Bluff / Killegray Ridge	\$200
Ibis Roost	\$240
Club Villas	\$275
Lighthouse Landing	\$725 / Qtr.
Sabal Palm Cottages	\$575 / Qtr.

****Royal James Landing**

RJ Bldg 1-4 Units A&B	\$525.00
RJ Bldg 1-4 Units C&D	\$481.25
RJ Bldg 5-6 Units A&B	\$554.17
RJ Bldg 5-6 Units C&D	\$525.00
RJ Bldg 7 Units A&B	\$568.75
RJ Bldg 7 Units C&D	\$539.58