



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.

2022 BHA Annual Dues:

1) Basic Assessment

\$495 for an improved property (with a home)
\$165 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	

2022 Middle Island 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	Chuck Pardee, Accountant
17 Cape Creek	4097 Spring Island
Bald Head Island, NC 28461	Okatie, SC 29909-4040
familymel@aol.com	pardee@islc.net
717-380-7707	843-987-0552

2022 Harbour 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 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

2021-2022 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

2022

	Basic Dues	Supplemental Dues	2022 Special Assessment - Wildlife Overlook	2022 Total Dues	2021 Total Dues	Variance
	Lot/Home	Lot/Home	Lot/Home	Lot/Home	Lot/Home	Lot/Home
Master Association Only Lot	\$165		\$27	\$192	\$177	\$15
Master Association Only Home	\$495		\$80	\$575	\$530	\$45
Palmetto Cove Lot	\$165	\$211	\$27	\$403	\$419	-\$16
Palmetto Cove Home	\$495	\$633	\$80	\$1,208	\$1,257	-\$49
The Grove Lot	\$165	\$541	\$27	\$733	\$731	\$2
The Grove Home	\$495	\$1,623	\$80	\$2,198	\$2,192	\$6
Cedar Court Lot	\$165	\$0	\$27	\$192	\$177	\$15
Cedar Court Home	\$495	\$0	\$80	\$575	\$530	\$45
Palm Court Lot	\$165	\$0	\$27	\$192	\$177	\$15
Palm Court Home	\$495	\$0	\$80	\$575	\$530	\$45
Braemar Highlands Lot	\$165	\$0	\$27	\$192	\$177	\$15
Braemar Highlands Home	\$495	\$0	\$80	\$575	\$530	\$45
Loggerhead Trail Lot	\$165	\$0	\$27	\$192	\$177	\$15
Loggerhead Trail Home	\$495	\$0	\$80	\$575	\$530	\$45
Keeper's Landing Home	\$495	\$3,816	\$80	\$4,391	\$4,115	\$276
Surfman's Walk Home	\$495	\$2,450	\$80	\$3,025	\$2,607	\$418
Units 1, 2, 11, 13 (SF 5 Alleys)	\$495	\$2,585	\$80	\$3,160	\$3,634	-\$474
Sumner's Crescent Home	\$495	\$2,402	\$80	\$2,977	\$2,428	\$549

CAPE FEAR STATION & KITTY HAWK

Alley properties

CFS SF 2 Lot	\$165	\$62	\$27	\$254	\$607	-\$353
CFS SF 2 Home	\$495	\$186	\$80	\$761	\$1,820	-\$1,059
CFS SF 3 Lot	\$165	\$54	\$27	\$246	\$550	-\$304
CFS SF 3 Home	\$495	\$162	\$80	\$737	\$1,650	-\$913
CFS SF 5 Lot	\$165	\$45	\$27	\$237	\$519	-\$282
CFS SF 5 Home	\$495	\$135	\$80	\$710	\$1,557	-\$847
CFS SF 7 Lot	\$165	\$49	\$27	\$241	\$512	-\$271
CFS SF 7 Home	\$495	\$147	\$80	\$722	\$1,536	-\$814
CFS SF 8 Lot	\$165	\$55	\$27	\$247	\$557	-\$310
CFS SF 8 Home	\$495	\$165	\$80	\$740	\$1,669	-\$929
CFS SF 9 Lot	\$165	\$51	\$27	\$243	\$532	-\$289
CFS SF 9 Home	\$495	\$153	\$80	\$728	\$1,594	-\$866
CFS SF 13 Lot	\$165	\$90	\$27	\$282	\$796	-\$514
CFS SF 13 Home	\$495	\$270	\$80	\$845	\$2,386	-\$1,541
CFS SF 21 Lot	\$165	\$125	\$27	\$317	\$1,036	-\$719
CFS SF 21 Home	\$495	\$375	\$80	\$950	\$3,106	-\$2,156
Kitty Hawk SF 1 Lot	\$165	\$69	\$27	\$261	\$652	-\$391
Kitty Hawk SF 1 Home	\$495	\$207	\$80	\$782	\$1,956	-\$1,174
<i>(Lots 5027 & 5029)</i>						
Kitty Hawk Lot	\$165	\$69	\$27	\$261	\$652	-\$391
Kitty Hawk Home	\$495	\$207	\$80	\$782	\$1,956	-\$1,174

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	2022 Special Assessment - Wildlife Overlook	2022 Total Dues	2021 Total Dues	Variance
	Lot/Home	Lot/Home	Lot/Home	Lot/Home	Lot/Home	Lot/Home
Lot	\$165	\$0	\$27	\$192	\$177	\$15
Home	\$495	\$0	\$80	\$575	\$530	\$45

Bald Head Association Supplemental Dues Coverage

2022

Neighborhood	Supplemental Dues Coverage
Braemar	No assets to manage so no supplemental dues required.
CFS - alleys	Maintenance of tree canopy for emergency vehicle access; storm debris removal.
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	Pier/dock liability insurance and taxes; grounds maintenance; tree trimming; mulch; 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; mulch; 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; mulch; maintenance and replacement reserves for retaining wall, fences, gates and entry; enforcement of Secondary Covenants.

2022 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	\$495 / Year + \$200 / Month	Bch Accesses, Roads, Landscpg, Bdwalks. Exterminator: Contracted by Indivd. Owners
The Hammocks Association	Zack Matheny, President Stefanie Hubble, Community Manager 910-726-9829 / shubble@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 Erlich) 877-761-3030
Ibis Roost	Kim Vrana KVrana@resoluteinc.com David Lent-Bews DLent-Bews@ResoluteInc.com	\$495 / Year + \$252 / 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@gmail.com Accountant: Chuck Pardee / 843-987-0552 / pardee@islc.net 4097 Spring Island, Okatie, SC 29909-4040	\$495 / 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	Co-presidents: Phillip Ross (philrssl@gmail.com) and Steven Moff (mjs7557@live.com) Accountant: Chuck Pardee / 843-987-0552 / pardee@islc.net 4097 Spring Island, Okatie, SC 29909-4040	\$495 / 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	\$495 / 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	\$495 / Year + A Units: \$1,048.43 / Mo. B Units: \$893.10 / 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	\$495 / Year + \$275 / Month	Garden Islands, Irrigation Sys, Lagoons, Bridges, Roadways, Signage, Lighting. Exterminator: Terminix 252-617-2423
Harbour	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	\$495 / 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

2022 Bald Head Island Homeowners Association Dues

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

Basic Dues:

Homes: \$495 / Yearly

Lots: \$165 / Yearly

Special Assessment — Wildlife Overlook (2022 is the second of three years):*

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 2022 installment is the second of three installments of \$80/home and \$27/lot.*

SUB-ASSOCIATION DUES

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

BHA Dues Calculated into Hammocks Dues — NOT SEPARATE

2 Bedroom	\$2,172.57	(\$8,690.27 / year)
2 Bedroom with Crofter	\$2,418.57	(\$9,674.27 / year)
3 Bedroom	\$2,605.50	(\$10,422.01 / year)
3 Bedroom with Crofter	\$2,851.50	(\$11,406.01 / year)

Neighborhood Association Fees (Monthly, unless otherwise noted):

Flora's Bluff / Killegray Ridge	\$200
Ibis Roost	\$252
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