

2025 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 / fbkrhoa.com Accountant: CSM/ support@csmhwa.com/ FBKR HOA c/o CSM, PO Box 26941; Charlotte, NC 28221	\$593 / Year (BHA) + \$200 / Month (Dues payments: FBKR HOA c/o CSM PO Box 52344; Phoenix, AZ 85072)	Bch Accesses, Roads, Landscpg, Bdwalks. Exterminator: Contracted by Indivd. Owners
The Hammocks Association	Fred Johnson, President Christine Sims, Community Manager 910-457-7425 / CSims@camsmgt.com Stefanie Hubble, Regional Director 910-726-9829 / shubble@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	David Lent-Bews davidlentbews@gmail.com	\$593 / Year (BHA) + \$280 / 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 Jim Brewer / 704-242-1058 / Jim.brewer@pnfp.com Accountant: Chuck Pardee / 853-422-7495/ pardee@islc.net 1 Bishop Gadsden Way, Apt 137; Charleston, SC 29412-3570	\$593 / Year (BHA) + \$825 / Quarter	Misc. Landscpg, Bdwalk, Ext. Paint, Liability Ins for Common Areas, Floating Dock Maint, Area Lighting Maint, 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 / 853-422-7495/ pardee@islc.net 1 Bishop Gadsden Way, Apt 137; Charleston, SC 29412-3570	\$593 / Year (BHA) + See attached page**	HOA: Ext. Maint., Landscaping, Pool, Building Exterior Homeowner: Deck, Sliding Doors, Windows & Interior Exterminator: Cleggs 910-278-9484
Sabal Palm Cottages	H. Lee Arritt Jr., President hlarritt@comcast.net Accountant: Chuck Pardee / 853-422-7495/ pardee@islc.net 1 Bishop Gadsden Way, Apt 137; Charleston, SC 29412-3570	\$593 / Year (BHA) + \$575 / Quarter	Ext. Painting, Power Washing, Neighborhood Maint. and Landscaping. Exterminator: Contracted by Indivd. Owners
Timbercreek	CAMS Michael Real, Community Manager, MReal@camsmgt.com 910-239-1373 Stefanie Hubble, Regional Director shubble@camsmgt.com / 910-726-9829	\$593 / Year (BHA) + A Units: \$1,566.05/ Mo. B Units: \$1,334.04 / 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@maynardnexsen.com Accountant: Chuck Pardee / 853-422-7495/ pardee@islc.net 1 Bishop Gadsden Way, Apt 137; Charleston, SC 29412-3570	\$593 / Year (BHA) + \$375 / Month	Garden Islands, Irrigation Sys, Lagoons, Bridges, Roadways, Ext. Painting, Signage, Lighting. Exterminator: Terminix 252-617-2423

Harbour	Shari Beavers, President 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 bobmckoy@networkwilmington.com	\$593 / Year (BHA) + \$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
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