



Bald Head Association

# Island Report

Communication, Advocacy and Protection of BHI Property Values

## President's Letter: *A Few Final Thoughts*

~Joe Hawkins

As I approach the end of my two-year term as the BHA President, I wanted to leave you with some final thoughts about what I believe to be significant aspects of island life. Hopefully, I can help put Bald Head Island property ownership into perspective.

To tell you the truth, I struggled with what to talk about in this final letter. For several months, I thought the best approach would be to discuss the two fundamental shifts the board has made in how we operate ... moving toward a more strategic planning process and working in a more collaborative environment with other major island organizations. These were very significant developments.

Then, I considered reminding everyone about the great things the Association does ... protecting the covenants, advocating for our members during ferry ticket price and baggage limit negotiations, mobilizing political action in response to increased flood insurance premiums, making sure our Email Blasts and *Island Reports* are responsible reportage of island life, etc. And, by the way, our Yoga class is entering its fourth year with the same instructor. These are also all very important.

However, Bald Head's incredible uniqueness comes from more than any single organization's structure and accomplishments. There's a culture here that's rarely found anywhere else ... a culture shaped by

the astonishing natural beauty of the island, the community that works so diligently to preserve the island's "sense of place" and the many organizations that help tie everything together.

This is an important place with an important culture.

Whatever we do as individuals, as volunteers, as island leaders, we do to protect the island and its culture. We act with a certain reverence toward the birds, the beaches, the forest and the turtles. We act with the windswept cedars and swaying sea-oats in mind. We understand the importance of the stunning sunsets and winter nights so crystal clear the stars take our breath away.

What is your own place in this culture? How do you help maintain this extraordinarily special place? A great place to start is by simply remembering what drew you to Bald Head in

the first place. Remember that feeling of wonder you experienced on your first trip to the island? Embrace

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## ***Board Recommends Covenants Changes at 2014 Annual Meeting***

Bald Head Association members should have received their packets containing the annual review and proxies for the upcoming 2014 Annual Meeting. In addition to the election of two Board representatives, members are asked to consider revising two key provisions of BHA's Covenants.

### **Fractional Ownership**

First, the Board has recognized that the current restriction on timeshares is one that is unenforceable. The language inserted in the 2000 Covenants rewrite (Article 10.5(j)) was intended to ensure that property owners would be invested in the Island and be willing to volunteer for the Island's various organizations. The reality is that a small number of individuals are volunteers for several organizations on the Island.

Second, and probably most importantly, the number of properties with multiple owners AND the number of owners of each property has increased since the economic downturn in the early 2000s. Prior to 2000, only a handful of properties had multiple owners. Since then, however, the number of properties with multiple owners has increased dramatically – without the knowledge of the Association. Oftentimes, BHA finds out a property has multiple owners sharing ownership and splitting usage of the home many months or even years after a sale closes – if it finds out at all.

Third, while vacationers are considerably important to the Island's economy, consider that properties owned by multiple owners are utilized by property owners who have a vested interest in ensuring the Island's sustainability.

It would not be the intent of the Board to encourage additional timeshares on the Island; however, removing this unenforceable restriction protects BHA – and the membership – against possible future breach of duty claims.

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that feeling again. Never let Bald Head become “commonplace” in your lives.

Of all of my monthly letters, the most popular was my story about Holt, the 2 1/2 year old from Florida, on his first trip to the island. Holt was giddy with excitement about everything here, not only the birds and beaches but also things we take for granted like the barge and its load of trucks.

Be like Holt, stay excited about the island ... be part of the Bald Head culture.

Regards,

Joe

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## ***January 2014 – A Month for Meetings***

The month of January will be a month of annual meetings and the making of plans for the future. Here's a short list of some of them:

- BHI Chamber of Commerce's annual meeting on Saturday, January 11th at BHA's Association Center. The meeting will begin at 3pm, with a member social immediately afterward.
- The last meeting of BHA's 2013 Board of Directors will be at 1pm on Friday, January 24th at the Association Center.
- The Stage II Association will hold its annual meeting on Friday, January 24th at 3pm at the BHI Club.
- BHA will hold its annual meeting at 9am on Saturday, January 25th at the Association Center.
- The BHI Conservancy will hold its annual meeting also on Saturday, January 25th at 1:00 pm at the Conservancy.
- Don't forget that the Smith Island Social will be held the evening of Saturday, January 25th. Cocktails are a 6pm and dinner at 7pm. Contact the Club at 910-457-7300 to make a reservation.

## *New Policies Adopted Intended to Spur Covenants Compliance*

One of the unenviable responsibilities of Bald Head Association's Board of Directors is to ensure that properties remain in compliance with the organization's Covenants and Design Guidelines. To that end, the Board recently adopted new policies designed to help property owners remain in step with temporary boat storage and property maintenance requirements.

### **Boat Storage**

Covenants Article 10.5(d) and page 18 of the Design Guidelines explain that boats and trailers cannot be parked overnight on private property or common area unless screened from any fairway or public road view with a construction or natural vegetation screening. Unfortunately, over the past year, there have been an increased number of boats with trailers that are parked overnight and even for extended periods of time in property owners' yards.

The new policy adopted by the Board requests that property owners whose boats have been identified as violating the above guidelines remove their boats within 15 days or request a hearing with the Board. If the boat remains on the property after 15 days, fines will begin being assessed. Additionally, only one 15 day 'cure period' will be allowed per calendar year.

Property owners who wish to explore permanent screening options for their boats should continue to work through BHA's Architectural Review Committee for approval prior to construction.

### **Property Maintenance**

As might be expected in a community with nearly 1,500 properties that is entering its third decade, some homes are in need of maintenance to meet the 'community-wide standard' mentioned in the Covenants. Homes identified either by anonymous complaint or observation of BHA, and reviewed by the Architectural Review Committee, will be asked to address property maintenance issues, including providing the scope and schedule for compliance.

*Covenant Changes* ....Continued from page 2

### **ARC Notification**

The second Covenants change request relates to the issue of Architectural Review Committee (ARC) notification. Conflicting language exists between the Covenants and Design Guidelines on when BHA is required to notify property owners of a decision by the ARC. The Covenants require notification within 45 days of the date of a complete submission. The Design Guidelines require it within 15 days after a decision is made by the ARC. The Board is requesting to clarify the required timeline by inserting consistent language in both documents that notification be made within 45 days after a meeting where a decision is made on a complete submission.

Essentially this changes the notification from date of submission to date of review. It is the Association's intent to notify property owners immediately after a complete submission is reviewed and the 45 days would not even be a factor. However, having a uniform deadline in both documents will provide clear guidance for staff to relay ARC decisions.

Contact BHA at 910-457-4676 x21 with questions about either of these Covenants change requests.

The Board understands that circumstances that may be beyond property owners' control sometimes preclude work from being completed and includes opportunities for them to request special dispensation from the Board. Property owners choosing not to reply to requests to comply face fines of \$100/day and possible placement of lien on their property.

The Association is intent on working with property owners to impact property values by helping Bald Head Island remain a desirable place to live, work and visit. The Board believes these new policies can help achieve that goal.

Contact BHA at 910-457-4676 x22 with questions about either of these policies.





### ***January 25th Meeting Day Fun at the Annual Smith Island Social***

The Bald Head Association cordially invites you to attend the 2014 Smith Island Social, our traditional, fun ending to the important day of annual meetings in late January.

The event, hosted at the Bald Island Club on January 25, 2014, promises to be as good as or better than ever. The evening starts with cocktails at 6pm, followed by dinner at 7pm. We will dance and be entertained by the popular band, "The Carolina Breakers."

Price is \$45.00 pp inclusive, alcoholic beverages not included. The menu will include a strip sirloin station, crab cake station, cheese and roasted vegetable display, antipasto display, seafood display and a dessert display.

This year, dinner seating will be available in the Grille Room for those who may enjoy a quieter evening away from the band. Other seating will be available as usual in the Ocean Room with the band. Make your reservations early so you can choose where you would like to sit. For reservations, call the Bald Head Island Club at 910-457-7300.

The BHA looks forward to seeing you for this fun evening of fine dining and good cheer!

### ***New tradition for the BHI community – 3rd Monday of the Month Dinners***

Join in a new tradition on BHI. Bring a dish to share, your own beverage and join your neighbors at BHA's Association Center beginning on Monday, January 20th from 5-7pm for good food, good talk and good fun! We'll start the 3rd Monday of the Month tradition during the winter months and see how it goes. Please come out and join us! Contact the BHA office at 910-457-4676 x21 with questions.

This event sponsored by BHA's Communication, Education and Recreation (CER) Committee.



**The Old Baldy Lighthouse and Smith Island Museum (including the gift shop) are closed January 1st through February 13th for the annual cleaning and inventory. The lighthouse and museum will reopen for the season on February 14th.**

SAVE THE DATE

***The Return of Island Treasures  
Saturday, April 26, 2014  
9am-4pm  
BHA's Association Center***

If homeowners are interested in selling "gently used" furniture, linens, children's items, nick-knacks and other household items, contact the BHA office at 457-4676 to reserve a table. Anything that doesn't sell will be picked up and donated to Hope Harbor and you will get a receipt to use as a tax deductible donation. Mark your calendars and start collecting your stuff!

**Calendar of Events – 2014\*****JANUARY**

Saturday, 11th	BHI Chamber Annual Meeting	Generator Society Hall	3pm
Monday, 20th	Martin Luther King, Jr.		
Saturday, 25th	BHA Annual Meeting	Generator Society Hall	9:30am
Saturday, 25th	Smith Island Social	Bald Head Island Club	6pm
Sunday, 26th	Villa Association Meeting	Generator Society Hall	10am

**FEBRUARY**

Friday, 14th	BHA Board Retreat	TBD	TBD
Thursday, 20th	Village of BHI Retreat	TBA	TBA

**MARCH**

Saturday, 8th	Timbercreek Assoc. Meeting	Generator Society Hall	9am
Sunday, 9th	Daylight Savings Time Begins		
Saturday, 22nd	BADWATER Cape Fear Race	Bald Head Island	7am start

**APRIL**

Thursday, 17th	Service Providers Open House	Generator Society Hall	1pm
Friday, 18th	Good Friday Holiday		
Saturday, 19th	BH Artisans Show and Sale	Generator Society Hall	10am
Saturday, 19th	NR&B Litter Sweep	Public Safety Ops. Bldg.	9am
Sunday, 20th	Easter Sunday		

**MAY**

Thursday, 1st - Monday, 5th	Wounded Warrior Weekend	Bald Head Island	
Saturday, 24th & Sunday, 25th	Smith Island Art League Show & Sale	Generator Society Hall	10am

**JULY**

Wednesday, 2nd	BHI Conservancy Picnic	Cape Fear Commons	4pm
Friday, 4th	4th of July Cart Parade	Harbor Pavilion	10am
Saturday, 5th	BHI Artisans Show and Sale	Generator Society Hall	10am

**AUGUST**

Friday, 1st	“The Pirates Are Coming”	Bald Head Island	5pm
Saturday, 2nd & Sunday, 3rd			
Saturday, 30th	BHI Artisans Show and Sale	Generator Society Hall	10am

**SEPTEMBER**

Monday, 1st	Labor Day Holiday		
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**OCTOBER**

Friday, 10th	Service Providers Open House	Generator Society Hall	1pm
Saturday, 25th	NR&B Litter Sweep	Public Safety Ops. Bldg.	9am

**NOVEMBER**

Sunday, 2nd	Southport/Oak Is. Interfaith Walk	Public Safety Ops. Bldg.	11am
Sunday, 2nd	Daylight Savings Time Ends		
Saturday, 8th	Maritime Classic Race	Generator Society Hall	11am
Tuesday, 11th	Veterans Day		
Thursday, 27th	Thanksgiving Day		
Friday, 28th	Smith Island Art League Show & Sale	Generator Society Hall	10am
Saturday, 29th	Smith Island Art League Show & Sale	Generator Society Hall	10am

**DECEMBER**

Monday, 1st	Garden Club “Making of the Greens”	Public Safety Ops. Bldg.	10:30am
Friday, 12th	BHA Holiday Open House	Generator Society Hall	1pm
Thursday, 25th	Christmas Day		
Saturday, 27th	New Hope Clinic “Silent Auction”	BHI Club	5:00 pm
Wednesday, 31st	New Year’s Eve		

*\*All dates are tentative and are intended to provide BHI property owners with a snapshot of activities over the course of the year. Watch for confirmation of activities through the weekly email.*





***Bald Head Island Villa Association  
NOTICE OF VILLA BRIDGE CLOSURE***

The middle bridge within the Villa complex will be rebuilt this winter. There will be NO throughway traffic. Access to Villas 1 through 38 will be through the main entrance only. Villas 39 through 56 will be accessible at the west bridge on the Bald Head Island Club's entrance road, Salt Meadow Trail. Once the middle bridge is completed, the west bridge will become a pedestrian walkway only closing the Villa complex to throughway vehicular traffic.

Work is expected to begin in late January/early February and conclude in mid-March. Contact Linda Reiff, president of the Villas Association at [linda@reiff.com](mailto:linda@reiff.com) for additional information.



Northern Gannet (*Morus bassanus*), photo by Maureen Dewire



## White-tailed Deer Management Project Update

~Nicki Dardinger, *Director of Conservation*

The BHI Conservancy is gearing up for the upcoming white-tailed deer project that will take place from January 6-12, 2014.

The BHI Conservancy will be capturing and administering immunocontraceptive vaccines to female deer during the week, and anticipates vaccinating between twenty and thirty individuals.



Each day, the BHI Conservancy will update the Village and Public Safety regarding the upcoming evening's activities. For the first three days of the project, BHI Conservancy staff and partners will drive around the island from dusk until dawn, focusing on areas with known deer activity. The second half of the week will be focused on six bait sites that have been established across the island.

Deer will be spotlighted with a powerful flash light and a quiet, CO2-powered dart gun will be used to remotely deliver a tranquilizer drug. Once deer have been darted, it will take approximately four to six minutes for the drug to take effect, and typically, deer will stay within 200 meters of the darting location.

All darts contain radio transmitters that will enable BHI Conservancy staff to locate deer following darting, ensuring that no deer are lost.

The BHI Conservancy team will work quickly to take body measurements and blood samples and administer the vaccine, before applying ear tags and a radio collar. A reversal drug will then be administered to counteract the anesthesia. Typically this takes effect immediately.

Daily updates on project activities will be provided to the community on the BHI Conservancy website: [www.bhic.org](http://www.bhic.org).

If you are on the island during the week of the deer project, please be aware that the BHI Conservancy will be using spotlights to locate and identify female deer. The safety of people, deer, pets, and property is a priority, and no darting will be taken without full consideration of the surrounding area.

Staff may need to use private property to follow darted deer, conduct health assessments, and administer the vaccines. Staff will work quickly to minimize the amount of time that each deer is under anesthetic. Property owners should be prepared to see individuals with dart guns on golf carts during the project week. Spotlights could shine briefly on homes as deer are tracked, and deer may be darted and assessed on private property. These activities should be brief, and the BHI Conservancy will work hard to minimize disturbance to property owners.

Please bring any concerns or questions before or during the activities to the BHI Conservancy. Please feel free to contact the BHI Conservancy's Director of Conservation, Nicki Dardinger, at [dardinger@bhic.org](mailto:dardinger@bhic.org) or (910) 457-0089 ext. 12.

As the first community in North Carolina to receive permission to implement a non-lethal deer management program, Bald Head Island has the opportunity to showcase an innovative and effective alternative to more common lethal management programs, aligning with the island's mission to live in harmony with nature. The BHI Conservancy is looking forward to implementing this project and is grateful to the community and all project partners for their support.







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**TODD STEPHENSON,**  
ISA CERTIFIED ARBORIST

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Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3 Men's Bible Study 8 am ARC Mtg 9:30 am	4
5 Communion 8:30 am	6 Yoga 11:45 am (AC)	7 Pilates 9 am (AC)	8 Yoga 11:45 am (AC) Book Club 10:30 am Card Class 2 pm - 5 pm (AC)	9 Pilates 9 am (AC)	10	11 Chamber of Commerce Mtg 3 pm (AC) Chamber of Commerce Social (AC)
12 8:30 am	13 Yoga 11:45 am (AC)	14 Pilates 9 am (AC)	15 Yoga 11:45 am (AC)	16 Pilates 9 am (AC)	17 Men's Bible Study 8 am Village Council 2:30 pm (AC)	18
19 8:30 am	20 No Yoga BHA Holiday BHI Club BOG 9 am (Club) Village Holiday	21 Pilates 9 am (AC)	22 Yoga 11:45 am (AC)	23 Pilates 9 am (AC)	24 BHA Meeting 1 pm (AC) Stage II BOD Mtg 3 pm (Club)	25 BHA Annual Meeting 9 am (AC) Smith Island Social 6 pm (Club)
26 8:30 am  Villas Association Mtg. 10 am (AC)	27 Yoga 11:45 am (AC)	28 Pilates 9 am (AC)	29 Yoga 11:45 am (AC) Chalk Painting Class 1:15 pm (AC)	30 Pilates 9 am (AC)	31	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

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