



Bald Head Association ~ “The voice for BHI property owners”

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Alleyways

There are eleven alleys in Cape Fear Station that have deeded private easements attached to them by the developer. Even though the alleys are traversed by members of the public daily, all incurred maintenance costs fall solely on property owners along those alleys based on the amount of linear feet owned by each. The secondary covenants governing the alleys require that the former Stage II Association (and now BHA since merger) must coordinate the regular and long-term maintenance of the alleys. The BHA Board has adopted the policy of the former Stage II Board that assessments are collected annually and placed in reserves rather than levying one large assessment at the time that significant repairs are made, i.e., paving. This requires that every owner who benefits from the alley must pay into the reserves fund rather than requiring the person who owns it at the time of paving to pay the entire bill.

All alleyways except one (Surfman John Price, which attained 100% of required signatures in 2018 and is being paved in spring 2019) remain under management of BHA on behalf of the owners. Since January 2018, BHA has been attempting to collect the required 100% of property owner signatures to transfer maintenance responsibilities from property owners to the Village of BHI, though ownership will be retained by affected property owners. Prior to that, the former Stage II Association attempted for two years to convert these alleys to public easements. Clearly, this is not a new issue.

Once BHA receives all required signatures from the owners on an alley, BHA can work with the Village of BHI to transfer those maintenance responsibilities, assuming the Village is still willing to accept them. It is important to understand that the acceptance of these responsibilities is at the sole discretion of the Village. While the current Village Council has been generous in accepting the alley maintenance, there is no guarantee that future Village Councils will do so.

Regarding the funding of the alley reserves, the full cost to repave all of the alleys is being reserved now and should be fully funded with the 2020 alley assessment. Alley supplemental assessments range from \$355 to \$2,672 annually depending on several variables such as whether the property is a lot or a home and the number of linear feet owned. For alleys where the maintenance has been transferred to the Village, the future cost to those owners after paying the 2020 assessment will become \$0. For those not transferred, the owners of the alleys will continue to pay the full maintenance costs indefinitely.

If you own property that is located on an alley and are interested in completing the required paperwork to help eliminate future individual maintenance costs, contact Ann VerMeulen (Ann@BaldHeadAssociation.com). She can also confirm whether BHA has received the required documentation from those owners who completed their paperwork prior to the merger with the former Stage II Association.