



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

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BHA's Community Wide Standards and Evaluations

When one travels around Bald Head Island, it becomes apparent that BHI is like no other place. The integration of homes into the natural environment — be it the creek, forest or beach — is one of the reasons BHI is unique. For decades, it has been the responsibility of Bald Head Association to provide for the maintenance, preservation and architectural control of the exterior of BHI's homes.

To that end, BHA's Strategic Planning and Long Range Projects Committee recommended to the Board of Directors in December 2019 a plan for helping preserve BHI's property values through the use of annual evaluations of the Island's homes.

The Committee's reasoning was clear: aging houses lose their appearance faster; require more maintenance, at more frequent intervals, to meet Community Wide Standards (CWS); and negatively impact surrounding property values. The Committee went on to note that unenforced standards allow lax owners to skip needed maintenance and, if not addressed, that could allow BHI to slip into a downward spiral to “shabby.”

Importantly, the Committee reviewed community wide standards from similar beach communities on the East Coast — Sea Pines, Kiawah Island and Amelia Island, to name a few. As part of that investigation, Committee Chair Joe Hawkins came across what is perhaps the most significant comment from Shannon White, Director of Operations of the Kiawah Island Community Association: **“A 40-year-old community that looks like a 40-year-old island community cannot be competitive.”**

With knowledge in hand, the Committee recommended to the Board that BHA begin conducting periodic evaluations of all of the Island's homes. Even a short drive through a neighborhood would allow BHA to identify properties in need of maintenance. The Committee further recommended that every property should be evaluated at least once a year.

BHA's Board adopted Community Wide Standards for its member properties in the summer/fall of 2018, and the Board has voted to begin conducting evaluations in early 2021 but would like to receive property owner feedback on the Standards prior to implementation. An opportunity to speak will be available at the October 12th and November 13th regular BHA Board meetings, which will be held electronically. The CWS are available on BHA's website (BaldHeadAssociation.com/news). For more information or to provide feedback to the Board, email Carrie Moffett at (Carrie@BaldHeadAssociation.com).