



# Island Report

Communication, Advocacy and Protection of BHI Property Values

## You Can Make a Difference — Volunteer

Many of Bald Head Association's (BHA's) accomplishments are a direct result of the contribution of its volunteers. In any given year, the activities of BHA's volunteers vary from serving as board members, helping plan and organize events for property owners and reviewing literally hundreds of applications for new construction projects and remodels. Our volunteers help ensure that the organization's financial position is strong and organize community events such as litter sweeps and tree plantings. Volunteers are crucial to BHA's mission.

Most of the Island's organizations rely on volunteers and, like them, BHA has a consistent need for new energy to be fused into its six committees — Architectural Review (ARC), Finance; Resource Conservation and Beautification (RCB), Education and Recreation (ER), Long-Range Planning (LRP) and Community Wide Standards (CWS). The time commitment for individuals who volunteer on these committees for three-year terms varies widely and ranges from an occasional meeting to plan an event to regular, monthly meetings to review construction and landscaping submittals. BHA's property owners' time, talents, experience and

desire to make a difference is what makes our committees work!

New property owners can find volunteering with BHA a fun way to get involved with and learn more about the Bald Head Island (BHI) community, as well as meet fellow property owners. New and seasoned property owners — whether they live on BHI full-time or are part-time residents who aren't on-Island as much as they'd like to be — can get involved since BHA holds its meetings in person and utilizes Zoom.

If you're not ready to sign up just yet, consider this - right now is a crucial time of expansion for BHI. According to the Village of BHI, 35 homes are currently under construction. As of the beginning of December, there were 155 changes in property ownership during 2024 and an additional 6+ closings scheduled that were known at print time. These statistics tell us there are many new property owners on BHI. Plus, research by the BHI Club shows many new owners are of a younger demographic with families who are looking for ways to enjoy BHI. Do you have the desire to help continue the long legacy of sustaining what is unique about BHI while also finding ways to meld a new generation of owners into the fold? If so, we need you!

Still need more information to decide? Go to [www.BaldHeadAssociation.com/committees](http://www.BaldHeadAssociation.com/committees) and learn about BHA's bylaws charge for each of the committees. If you have questions about any of the committees, contact the Board liaison of that particular committee. Or, you can email Assistant Director Dora Richey ([Dora@BaldHeadAssociation.com](mailto:Dora@BaldHeadAssociation.com)). When you're ready to volunteer, all you have to do is fill out the volunteer application available at the top of BHA's committee web page (see above web address). We'll take care of the rest.

With new volunteer terms of service beginning in late January, we hope you'll consider volunteering with BHA. You just might make new friends, have some fun and impact the quality of life found on BHI for generations to come.



Welcome to Bald Head Island!

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## BHA President's Letter

*By Christine Osborne, BHA President*

We enter January looking forward to two newly elected Board Members while saying goodbye to two individuals that have served the BHA well in their own capacities. Joe Brawner has left our Island, however his mark on almost every Island entity will always be remembered! I would venture to guess that he has had a hand in just about everything BHI! Joe along with his wife Judy will be missed by many, and I thank him for his unwavering service and steadfast, wise advice that I will continue to call upon. John Kinney will be leaving us as well this year. When I think of John, I immediately think of Operation Re-forest, this is his baby and he has worked long and hard to ensure that it remains successful. Thank you both for your service! BHA is so fortunate to have five qualified candidates running for our two open seats, three submitted their submissions to the Nominating Committee and two nominated by petition. We are thrilled as a Board to

welcome any two out of this group to join us in 2025.

As you receive this message, I am happy to share that we are one selection away from being fully staffed. Onboarding and training are underway for our new selections. Our Interim Executive Director, Russ Curtis, has graciously offered to stay on for a couple of weeks to help with the transition toward a new Executive Director. We enter this New Year fiscally sound and are working on the ARC Guidelines in order to make them more user friendly. Russ and I, either together or separately, have met with other Island entities to build relationships and to discuss how we may help one another. It is important for our Membership to know that your Board along with the BHA Team Members are working hard for you! Membership Service is what is paramount to us all and we are striving to ensure that we provide just that in 2025! Happy New Year! 🌍

### Managing Editor

*Russ Curtis, BHA Interim Executive Director*

### Production Manager, Copy Editor, Writer and Ad Sales

*Kimberly Bandera, BHA Communications Manager*

### Bald Head Association Board of Directors

*Christine Osborne, President;*

*Betty Robinson, Vice President;*

*Paul Carey, Secretary/Treasurer;*

*Joe Brawner; John Kinney; Steve Smalley*

### Contributors

Old Baldy Foundation • Village of BHI

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### Editorial Policy

Letters to the Editor and articles written by property owners about BHI issues and experiences are encouraged, subject to the Content Approval

guideline as well as the following space guidelines: (1) The maximum length of a letter for publication in the *Island Report* will be 250 words. This limit will be strictly enforced. If the article or letter exceeds that length, the contributor may be granted more space by the Communications Manager or Executive Director, if appropriate. (2) Any individual will be limited to one letter every six months. BHA reserves the right to edit letters in the interests of accuracy and civility or to publish a letter as written, followed by a correction by the editor. In the interest of covering diverse topics and opinions, BHA reserves the right to select among submissions for publication. Deadlines are the 1<sup>st</sup> of the month for the following month's issue.

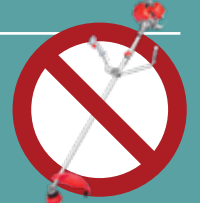


### Ask ARC before any work begins!

- Planning a renovation project or new construction?
- Wanting to change outdoor lighting or fixtures?
- Thinking about cutting/trimming trees or vegetation?
- Considering any landscape changes?

### To Set an Appointment:

Please email Fran Pagliaro, ARC Coordinator, at [Fran@BaldHeadAssociation.com](mailto:Fran@BaldHeadAssociation.com).  
 For all questions about trees and vegetation, email [Trees@BaldHeadAssociation.com](mailto:Trees@BaldHeadAssociation.com).



**Special Reminder: Christmas Decor Should be Taken Down by 1/15/25**

**NO weedeaters**

## Living in Harmony: The Unique Sense of Community on Bald Head Island

There are countless wonderful reasons to call an island property home, but one often overlooked aspect when searching for the perfect place is a sense of community. While it's possible to build a tight-knit community anywhere with effort, the unique dynamics of island life bring people together in ways that aren't common in mainland neighborhoods. For those who live full or part time on Bald Head Island, this sense of community brings us all together.

Living on an island forces you to support the local economy. You shop locally. You utilize the same plumber as your neighbor. You share the same church. You bump into the same folks at the

post office every few days. You become part of the fabric of the community as you run your daily errands. Plus, there's rarely a traffic jam on the way to your favorite place to grab a bite or to the club to play pickleball!

Island life brings the community together in times of crisis when hurricanes, heavy winds, or fog may leave the island cut off from the mainland. You are not alone. Your neighbors are weathering the same storm. You feel just a little bit safer and sheltered, cocooned in your community.

While the world rushes by, island life encourages you to savor the little moments with those around you. Talk to passengers on the ferry. Find out why they came to the Island. We all share a sense of love and wonderment for this beautiful and unique place. Being here gives you greater appreciation for simple things. It reminds you of the importance of living intentionally.

So, the next time you're at your home on Bald Head, whether it be a second home or your permanent residence, remember to check out the flyers posted on the boards at the Maritime Market, post office, or BHA. Take ride over to that monthly potluck dinner. Come out to see the children's art show for Old Baldy. Maybe you can finally volunteer for that committee you were thinking of joining. You are a vital part of the community!

The advertisement for Wolf Security Solutions features a logo with a red shield containing a white wolf head silhouette and the letters "W" and "S". To the right, the name "Jeremy D. Downey" is listed above the company name "WOLF SECURITY SOLUTIONS". A list of services includes Security Alarm Services, Fire Alarm Services, Cameras, Computer Networking, and Access Systems. At the bottom, it states "Serving Bald Head Island for over 22 years!".

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 The Maritime Market logo features a wooden basket filled with various fresh produce like grapes, tomatoes, and leafy greens, with the words "MARITIME MARKET" arched above it. Below the logo is the slogan "Pack light. We've got it covered." and the contact information "910-457-7450 | 8 Maritime Way | [www.maritimemarketbhi.com](http://www.maritimemarketbhi.com)".



# Help the Village Protect BHI's Dunes

By Carin Faulkner, Village Public Information Officer

Dunes act as a barrier from storm surge during severe storms and hurricanes. They act as a storage reservoir for sand that only gets taken away when there is an infrequent but severe storm or hurricane. The larger the dune, the more time it takes to erode, and the more protection it provides to landward properties and infrastructure. The sand stored by the dunes also reduces wave heights compared to areas that have little or no dunes.

Through the years the Village of Bald Head Island has gone to great expense and effort to stabilize and protect the dune system along West and South beaches. In addition to shoreline restoration

projects, the Village has planted vegetation and installed rope fencing to help build up sand on the dune line. The Village also routinely monitors the beaches and dunes to see if any weak areas exist that could be vulnerable to storm surge.

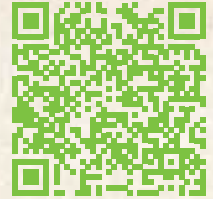
Ensuring your beach access is built up and over the dunes will help preserve

the dune system and create a contiguous barrier to storm surge. Having the crossover built up and over the dune will also prevent beachgoers, including those who may be visiting or renting, from violating the Village's Dune Protection Ordinance (\$500.00 fine).

Before having your crossover extended, repaired, or replaced, please get in touch with Stephen Boyett in Development Services ([sboyett@villagebhi.org](mailto:sboyett@villagebhi.org) or 910-457-9700, ext. 1004) or stop by his office (at the Contractor Services building - 299 A Edward Teach Extension). He will be able to determine if the Division of Coastal Management needs to flag the first line of vegetation and can provide the specifications for construction. Before construction can begin, Mr. Boyett must review the construction drawings and issue a building permit. If your property is in Bald Head Association, review by the Architectural Review Committee is also required.

If you do not have a private beach access, you can help by reminding your visitors and guests to stay off the dunes and to use the public beach accesses or designated accesses near your home.

If you are interested in learning more about dunes, erosion, and how the beach works, NC Sea Grant has published a booklet called "The Dune Book." It is an excellent resource and was the source for this announcement. (See the accompanying QR code).



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# The Old Baldy Lantern Room

By Jake Grossman, Educator and Collections Coordinator, Old Baldy Foundation

Have you ever noticed that the small metal room atop Old Baldy (called the lantern or lantern room) is off-center? We've heard many theories on why that is so. Some people claim it is a structural reason, others that it is more visible from the water. The actual reason, however, may be slightly less romantic. For this month's article we will take a look as to why the top of the lighthouse is off-centered.



Third order Fresnel lens. Photo courtesy of Old Baldy Foundation.

Sailors consistently complained that Old Baldy was not a very good lighthouse. The chief complaint was that it did not properly warn sailors about the incoming Frying Pan Shoals. Sailors claimed that it was too short, too far inland, and too dim. The complaints were not unwarranted. In 1852 the US Lighthouse Board reported that "the Bald Head Light is comparatively useless, owing to its bad location and dimness."<sup>1</sup> Consequently, Old Baldy was issued a third-order Fresnel lens to try and improve the brilliance. Shortly thereafter, however, political and environmental changes belittled the importance of the new lens.

Firstly, the American Civil War began. Warfare prompted the Confederacy to shut down Southern lighthouses in hopes of confusing the Union naval blockade. After the war, the US Lighthouse Board had the lofty goal to get every tower back into working order. The Board sometimes had to rebuild a tower, replace a lens, or simply turn the light back on. Old Baldy at the very least needed a new lens. Meanwhile, changes to the hydrology of the Cape Fear River influenced the Board to reconsider whether it was worth it to purchase Old Baldy a new lens.

A storm during the 1760s carved an inlet into the Cape Fear River near Ft. Fisher. Water leaving the river at the "New Inlet" resulted in less water, and more difficult navigation, at the Old Inlet.

Around the conclusion of the Civil War the situation deteriorated so much so that there was an argument to make the New Inlet the primary shipping route. Given the unstable state of the inlet, the lack-luster performance of Old Baldy, and the cost of a new lens, the Board decided to temporarily pause Old Baldy and defer the decision to replace the lens indefinitely. This gave the Board time to focus on more urgent repairs to more pertinent navigational aids.

That answer came in the late 1870s when it was decided the US Army Corps of Engineers would close New Inlet. Consequently, Old Baldy and the Old Inlet were once again the focus of shipping on the Cape Fear. While the tower was fit for use, the lantern room was nearly a century old and had not been cared for since 1863. It needed replacement. The Board realized a common "screw-pile" lantern room would be a more cost-efficient replacement than recreating the original lantern room. In addition, the replacement lens for Old Baldy would be a smaller fourth-order Fresnel which did not require as much space. The Board admitted that while a "screw-pile" would be less aesthetically pleasing, it would suffice. Thus, a new lantern room was placed atop, yet not centered, of Old Baldy. In 1879 Joseph Bell climbed into the new lantern room to relight Old Baldy as the first lighthouse keeper for the second life of the tower. Old Baldy was back! Yet, complaints about Old Baldy resurfaced right alongside the tower. Those complaints eventually lead to the construction of the Cape Fear Lighthouse on the other side of Bald Head in 1903. Meanwhile, the whereabouts of the original lantern room, and the third-order Fresnel lens taken down during the Civil War, remain a mystery.



Bird Cage lantern room. Photo courtesy Old Baldy Foundation.



Old Baldy during Civil War Photo courtesy of Old Baldy Foundation.



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<sup>1</sup> US Lighthouse Service Annual Report, 1852

## 2025 BHA Annual Assessments

Bald Head Association’s team has been working to develop the 2025 budget, which the Board adopted in November. The budget was developed with the following objectives: To be good stewards of BHA funds and assessments, to serve our membership with respect and uphold community standards, to invest in the development and growth of our employee team, to enhance education about the ARC process, to support Village values of being at one with nature, to achieve a breakeven or better budget, and to contribute appropriately to the reserve fund for future BHA needs. The budget was presented to the Board and approved. A 4% assessment increase will occur in 2025 to support needed services and reserve reinvestments.



### Paying Your 2025 Assessments

BHA has an owner portal which provides a secure vehicle for automated, one-time or regular online payments with lower fees. There is no charge if you sign up using a bank account; a small convenience fee applies for credit cards. For property owners with assessment balances over \$1,000 who wish to make quarterly payments, please make arrangements by emailing BHA Bookkeeper Leigh Ann Fink at [LeighAnn@BaldHeadAssociation.com](mailto:LeighAnn@BaldHeadAssociation.com).

BHA’s 2025 annual assessment coupon for the basic assessment, special assessment and any applicable supplemental assessments for maintenance of neighborhood assets will be mailed in early January 2025 and are due by February 15, 2025. For property owners who wish to pay their 2025 assessment online, you must be enrolled in the member portal. For first-time enrollees, email Leigh Ann Fink. For questions about the 2025 basic and supplemental assessments, contact Leigh Ann Fink at [LeighAnn@BaldHeadAssociation.com](mailto:LeighAnn@BaldHeadAssociation.com) or 910-457-4676, ext. 26.

### Please Make Sure BHA Has Your Current Contact Information, Including Email Address

It has always been important for BHA to have your current mailing address. However, with changing times, it is also essential that we have your up-to-date email address and phone numbers. BHA’s owner portal also allows property owners to view, add or change phone numbers and mailing addresses easily. Make sure BHA has your current contact information by either reviewing your owner portal information.



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## How Visible Is Your Address Bollard? *They're Not Just for Looks — They're Essential!*

Can you see the house address in this photo on the bottom left? Here is a true story to illustrate the importance of clearly visible address bollards and numbers. A few years ago, a tram driver noticed smoke coming from a house on Bald Head Island.

Thankfully, because the address bollard was clearly visible, the tram driver called 911 with the house's address, and Public Safety personnel responded immediately. The exterior fire was caught early and extinguished by Public Safety personnel. Fast response time helped prevent severe damage to the home.

Now consider that same situation if the address bollard had not been clearly visible. The visibility of your address bollard could mean the difference of essential seconds in emergency response time. Public Safety personnel need to be able to see your address bollard — both day and night — in order to respond to an emergency.

Tram drivers also need to be able to see your address bollard — both day and night — to be able to deliver passengers correctly. And don't forget that renters and house guests rely on address bollards to find the correct house.

Public Safety personnel, tram drivers, renters and house guests cannot find your home if the address bollard:

- is missing
- is not visible at night because of faded, reflective paint
- is not visible due to YES/NO trash pickup sign obstruction
- is not visible day or night because of surrounding vegetation or decorations
- is missing some or all of the address numbers

For complete address bollard specifications, check page 57 in the 27<sup>th</sup> edition of the Design Guidelines at [www.BaldHeadAssociation.com](http://www.BaldHeadAssociation.com). Bollard construction and installation must comply with BHA Design Guidelines, so choose a service provider who complies with these guidelines (on BHA's homepage, select "Life on BHI," then "Island Service Providers"). For any questions, contact Allison Heafner, Architectural Review Committee (ARC) Administrative Assistant, at 910-457-4676, ext. 23 or [Allison@BaldHeadAssociation.com](mailto:Allison@BaldHeadAssociation.com).



Left: An address bollard covered in vegetation is difficult to be seen by Public Safety, tram drivers and renters/guests.

Right: A perfect bollard.

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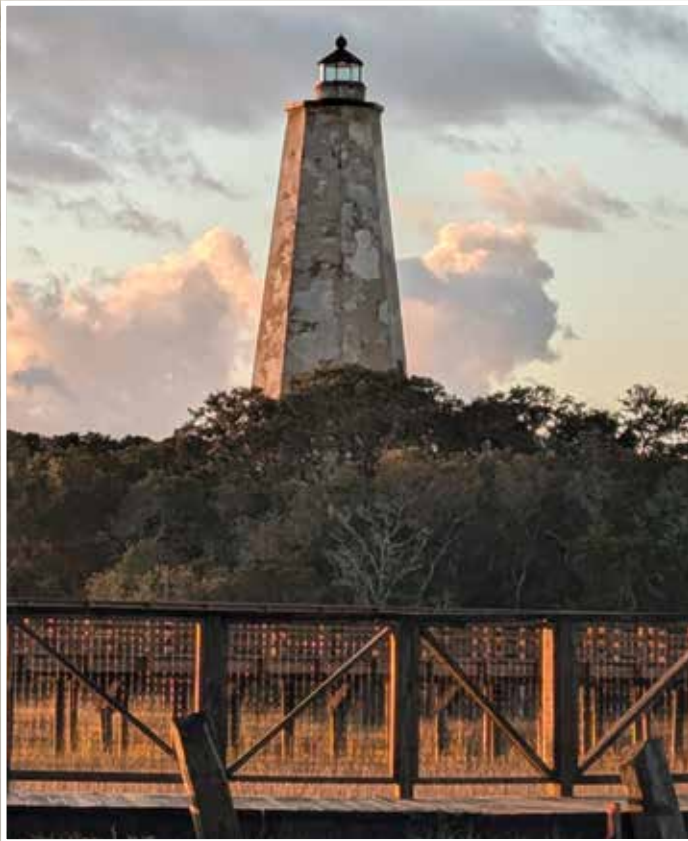
## BHA New Faces & New Spaces

BHA is thrilled to announce that we have filled 4 staff positions. Covenants Compliance Associate Dora Richey has been promoted to Assistant Director. She continues to serve in Covenants



Left to right: Maura Wild, Allison Heafner, Kimberly Bandera, Dora Richey.

Compliance on an Interim basis. If the dual role works well for both Dora and BHA, it may become a long-term assignment. One of Dora's areas of focus is to work with the Executive Director to enhance service and leadership training of the Team. Maura Wild has been selected as ARC Specialist and Allison Heafner has been selected as an ARC Administrative Assistant. One vacancy remains for an ARC Administrative Assistant position and interviews are underway. With Maura's arrival, Kimberly Bandera is transitioning from ARC Specialist to Communications Manager and is looking forward to introducing new and exciting ways to share BHA news with the membership. Onboarding/Training is well underway for Maura and Allison to make them effective in their new roles. We are excited to have both on the team and congratulate Dora and Kim on their new responsibilities!



Bald Head Island's "Old Baldy" lighthouse.



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## Why Having a Knox Box Is So Important

This is a true story. Recently, a resident reported water coming from their neighbor's home when no one was at the house. This kindly neighbor correctly notified the Public Safety Department. Public Safety personnel were dispatched to the house and unfortunately discovered that the home did not have a Knox Box, so they were unable to access the home to assess the situation. Public Safety personnel then contacted BHA to see if the property owner had a "Key Holding" agreement, which was not the case.



This is just one example illustrating the importance of having a Knox Box for emergencies. And having a Key Holding agreement with BHA could have helped. In this instance, the water leakage was due to a faulty hot water heater, and the situation has been resolved.

For more information about BHA's Key Holding agreement, visit [www.BaldHeadAssociation.com/new-property-owners-first-steps](http://www.BaldHeadAssociation.com/new-property-owners-first-steps).

Let's explore more about Knox Boxes.

Seconds count. What happens when first responders need access to your home in an emergency? A Knox Box allows emergency responders, such as firefighters and paramedics, with immediate access into secure residences and commercial properties when it matters most. Removing barriers to entry reduces injuries to responders and minimizes property damage to homeowners.

Knox Boxes are small, steel boxes that are attached to the address bollards and homes on Bald Head Island. The box holds a key and an information sheet and can only be opened by the Public Safety Department with a secure key.



### New Homeowners

Check your address bollard to see if you have a Knox Box. If you have one, you will need to make sure that a copy of your current key and contact information are placed inside the box. You will need to fill out a Knox Box form from the Department of Public Safety's website (use the accompanying QR code) and return it to the department with a copy of your current key. You can do this between 9:00am and 3:30pm Monday through Friday. The Public Safety building is located at 273 Edward Teach Extension.

*Continued on page 10*

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••• Continued from page 9 (Why Having a Knox Box is So Important)


If you do not have a Knox Box or you cannot locate one, please contact Public Safety to see if one has been purchased for your address. You can do that by calling 910-457-5252 or emailing the Public Safety administrative assistant at [psadmin@villagebhi.org](mailto:psadmin@villagebhi.org). If there is not a box for your home, you will need to order one from the Knox Company ([knoxbox.com](http://knoxbox.com)). Once ordered, the box will be delivered to the Department of Public Safety.

**New House Keys? Or, Not Sure?**

If you've changed your house keys, remember to take a new key to Public Safety to replace it in your Knox Box. If you're not sure about keys or have any other questions, contact Public Safety at 910-457-5252 or [psadmin@villagebhi.org](mailto:psadmin@villagebhi.org).

**Please Note**

Homes near the ocean may experience more speedy corrosion to Knox Boxes over time. Inspect your Knox Box, and if you have questions or concerns, use this article's QR code for assistance in having it checked.

Note that Public Safety will not use the Knox Box for any other reason other than an emergency. Public Safety cannot unlock your door to allow homeowners, relatives, guests or renters into the home if they are locked out. 



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- Vincent, Owner, Bald Head Island

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**Wolf Security Solutions**  
[WolfSecuritySolutions.com](http://WolfSecuritySolutions.com)

Scan this QR code with your phone camera for full details on BHA's events calendar!



### January 2025:

New Year's Day	1/1/2025	
BHA Office Closed	1/1/2025	
Sip on Soup — Old Baldy Lighthouse Learners Program	1/2/2025	3:30pm
Christmas Tree Recycle at Timbercreek Mulch Site	1/3/2025	8am
Old Baldy Closing for Season	1/4/2025	10am
Howl at the Moon — "Wolf Moon"	1/13/2025	4pm
Community Potluck Dinner	1/13/2025	6pm
Community Wide Standards Meeting	1/14/2025	11am
Project Longevity Community Gathering	1/14/2025	1:30pm
ARC-B Meeting	1/17/2025	9:30am
Village of BHI Council Meeting	1/17/2025	10am
Martin Luther King, Jr. Day	1/20/2025	
BHA Office Closed	1/20/2025	
Mortimer Men's Fellowship Group	1/20/2025	8:30am
Project Longevity Annual Community Meeting	1/24/2025	1:30pm
BHA Annual Meeting	1/25/2025	9am
BHI Conservancy Meeting	1/25/2025	1pm
Smith Island Dinner at the BHI Club	1/25/2025	6pm
Village Chapel Board Meeting	1/26/2025	10am

### February 2025:

Village Council Annual Retreat	2/3/2025-2/4/2025	
Mortimer Men's Fellowship Group	2/3/2025 and 2/17/2025	8:30am
ARC-A Meeting	2/7/2025	9:30am
Community Potluck Dinner	2/10/2025	6pm
Project Longevity Community Gathering	2/11/2025	1:30pm
Howl at the Moon — "Snow Moon"	2/12/2025	5pm
Valentine's Day	2/14/2025	
President's Day	2/17/2024	
Project Longevity Community Gathering	2/25/2025	1:30pm
BHA Board Meeting	2/28/2025	9:30am

### Around the Corner in 2025:

Mortimer Men's Fellowship Group	3/3/2025 and 3/17/2025	8:30am
Ash Wednesday	3/5/2025	
Community Potluck Dinner	3/10/2025	6pm
Howl at the Moon — "Worm Moon"	3/14/2025	6:30pm
ARC-B Meeting	3/21/2025	9:30am
Village Council Meeting	3/21/2025	10am
Badwater Cape Fear Ultra Marathon	3/22/2025	6:45am
BHA Board Meeting	3/28/2025	9:30am

### Ongoing:

Village Chapel Services:	Sept. 8 through Memorial Day weekend	9am
Yoga Classes: (no class on 1/20/2025)	Mondays & Wednesdays	11:15am

**Just click on the links above or on their ad to visit their website!**



### Bald Head Association

111 Lighthouse Wynd  
PO Box 3030  
Bald Head Island, NC 28461-7000  
www.BaldHeadAssociation.com



Join BHA at its  
Annual Meeting on  
Saturday, January 25, 2025  
at 9:00am

It will be held in-person, online via  
Zoom and also recorded. Hear updates  
from fellow BHI organizations!

[www.BaldHeadAssociation.com](http://www.BaldHeadAssociation.com)



TIFFANY'S  
BEACH PROPERTIES

" Thank you again for all of your help. You make the impossible possible! "

- former Beach Music owner

" Please know we sincerely appreciate you and your team. "

- Giggling Oyster owner

" You did an incredible job for me. "

- former Fish Bowl owner

" We are so grateful for your amazing job! Thank you! "

- Villa 3 owner

" You have been nothing short of amazing over the past five years. We are truly grateful. "

- No Hurry owner

" We're proud to be one of your customers. "

- Dewey's Paradise owner

" Thanks for all you do. It is much appreciated. "

- Elephant's Foot owner

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