



# Island Report



Communication, Advocacy and Protection of BHI Property Values

## BHA Annual Report Packets, Annual Meeting and Voting

On the last Saturday of each January, Bald Head Association members gather to elect a new board of directors, consider any board-recommended changes to governing documents and learn about the Association’s challenges and successes from the previous year.

Not only is it an opportunity for members to learn more about BHA, it’s also a chance to learn more about the inner workings of the entire Island. In addition to BHA representatives, members also traditionally hear from other BHI entities, including the developer, BHI Limited; the Village of BHI; the BHI Clubs; the Old Baldy Foundation; the Village Chapel; the BHI Conservancy; and the Public Service Auxiliary. All that information is packed into approximately two hours, and numerous long-time property owners have expressed that they

learned more about Bald Head Island at the Annual Meeting than they had from any other source.

BHA is planning to hold its 2024 Annual Meeting on Saturday, January 27, 2024, beginning at 9:00am, both in person and online. More details will be forthcoming.

As required by BHA’s Covenants, members will receive in late December 2023 a packet of information with materials for the 2024 Annual Meeting. The packet will contain BHA’s 2023 Annual Report and specific instructions for online voting, including your individual voting registration ID. **Your unique voter registration ID label will be on the front cover of the Annual Report.** If you have questions about your voter ID, call Diane Mesaris at 910-457-4676, ext. 21. For any other questions, contact Executive Director Carrie Moffett at [Carrie@BaldHeadAssociation.com](mailto:Carrie@BaldHeadAssociation.com) or 910-457-4676, ext. 26.



### BHI Native Plant Feature of the Month Yaupon Holly

Yaupon Holly (*Ilex vomitoria*), also known as Yaupon, is a small, non-prickly evergreen shrub native to the eastern United States. It is commonly found in coastal, woodland or naturalized areas. It has small, bright-green leaves that Native Americans used to make ceremonial cleansing tea. The shrub also produces clusters of small, translucent, red- or burgundy-colored berries.

Yaupon has many forms, such as weeping, columnar and dwarf. It can grow 10- to 20-foot tall and 8- to 12-foot wide in sandy soils. The tightly packed leaves also make it useful as a windbreak or barrier plant. It grows well in full sun or deep shade but will produce more berries and have a thicker canopy in sunny areas. According to the North Carolina Cooperative Extension, “It has many uses in landscape: Consider it for drought tolerant, native, pollinator, rain, water or winter gardens.”

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### 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?

### ARC office — open by appointment only.

Email Fran Pagliaro, ARC Coordinator, at [Fran@BaldHeadAssociation.com](mailto:Fran@BaldHeadAssociation.com).

Contact Chris Howard, ARC Administrative Assistant, at [Chris@BaldHeadAssociation.com](mailto:Chris@BaldHeadAssociation.com) or 910-457-4676, ext. 23.

For all questions about trees and vegetation, email [Trees@BaldHeadAssociation.com](mailto:Trees@BaldHeadAssociation.com).



### Holiday ARC Meeting Schedule

Plan ahead for your ARC meeting. There will be no Section B meeting in December 2023 and no Section A meeting in January 2024. For a schedule of ARC submission deadlines and meeting dates, visit [www.BaldHeadAssociation.com/architectural-review-and-design-guidelines](http://www.BaldHeadAssociation.com/architectural-review-and-design-guidelines). Or, from the homepage, select "About BHA," then "Architectural Review."



### ARC Quiz – True or False?

1. The online form has to be printed and submitted with the drawings for my construction project. *(Answer: False. You'll get a confirmation that your form has been correctly submitted, so the ARC does not need a hard copy of the application from you. You are able to print the application for your records or to share with your builder.)*
2. If you are unable to get online and fill out the form, it's okay to submit an old PDF form via email. *(Answer: False. The ARC will not be accepting the PDF forms after January 1, 2024. The online form streamlines the data entry process, and the old form does not populate the necessary spreadsheets.)*

## ARC Applications Moving to Online Only January 1, 2024

As we've mentioned before, ARC is excited about offering online forms to help streamline the submittal process. The response from members and their representatives who have used the online process has been overwhelmingly positive. This year has been a transition, moving away from PDF applications and printed copies, and we are pleased to announce that starting January 1, 2024, ARC will only be accepting online applications for all submittals — new construction, major and minor renovations, paint/color, plant material change, roof color, and demolition.

If you have any questions, you can always call or email for assistance. ARC staff are here to help you, and we think you'll find that this is a simplified process. Note that checks, hard copies of drawings and manufacturer paint chips will still need to be dropped off at the office or mailed.

If you also own property and have a project at Harbour Village or Middle Island, those forms are managed by their respective owners' associations and remain as PDFs, which are available on BHA's website.

### BHA's Design Guidelines Update

Proposed changes to BHA's Design Guidelines were approved by the BHA Board at its regular meeting November 9, 2023. The revised, 27<sup>th</sup> edition of the Design Guidelines will be effective for submittals reviewed in January 2024. For any questions, contact Chris Howard at [Chris@BaldHeadAssociation.com](mailto:Chris@BaldHeadAssociation.com) or 910-457-4676, ext. 23.

## BHA President's Letter ~ Alan Briggs

### *Bravo Zulu to Betsi*

The work of Bald Head Association is led by Carrie Moffett, our Executive Director, with a staff of eight full-time and two part-time employees. I have sung their praises to you many times before. But Carrie and her staff are not enough to do the massive amount of work that must be done to make BHA function and accomplish its mission. Much of the work is done by you — all of you — our volunteers. We need all of you.

Our volunteers do our work through our committees. We have seven committees, totaling 62 members. All of them are necessary, and all work hard to make our lives better. I hesitate to talk about any one committee or any one volunteer because all of you deserve recognition. But, today, I am going to talk about the Education and Recreation (ER) Committee and its chair, Betsi Stephen.

You may remember not so long ago, we had a pandemic. The world shut down. Bald Head Island shut down. We all stayed away from each other. It was awful. As a result, the social fabric which holds our Island together was frozen in place. Then, after almost two to three years, we got the green light to defrost.

But, Carrie could not just push a defrost button and recreate the vibrant and delightful social and educational life that BHA had previously provided to our members. It took the energy and enthusiasm of a Wonder Woman and an equally high energy team to put Humpty Dumpty back together again. That Wonder Woman was and still is Betsi Stephen. Here's a little background about Elizabeth Hervey Stephen (aka Betsi Stephen):

Betsi got her Ph.D. from the University of Texas in Austin; she was a postdoctoral fellow at the Carolina Population Center at the University of North Carolina, Chapel Hill; was a Fulbright Fellow for the German Studies Seminar held in Berlin, Erfurt and Frankfurt in Germany in June 2009; and was a professor at Georgetown University for many years, where she was Chair of the Department of Demography and Director of the Science, Technology and International Affairs Program in the Edmund A. Walsh School of Foreign Service. Betsi has taught well over 2,000 students.

And the amazing education and professional career stated above is only part of the background and experience of our Wonder Woman. Betsi accepted the charge to bring the ER Committee back to life. Betsi had done so much for Bald Head Island for so many years, including serving on the Bald Head Island Village Council, it was almost unfair for us to call on her for this important job. But we got over that. We begged, pleaded and cajoled her to take charge. Thankfully, she acquiesced.

Thereafter, Betsi and her team went to work and started pumping air and life into our social and educational life on BHI. Her present team consists of: Debi Byrd, Jennifer Lucas, F.A. McLeod, Kim Mulherin, Millicent O'Connor, Harriet Poole, Kris Riley and Grace Valentine, with Christine Osborne serving as Board Liaison.

To get an idea of what Betsi and her ER team have done this year, I asked Pam Henson, our Communications Manager, for the numbers. I was blown away. I knew it was a lot, but I really didn't know how much.

*Continued on page 7*

#### Tinkerbelle Comes to Bald Head Island

*By Alan Briggs*

This morning October 20, 2023  
on Bald Head Island

I stood on the back porch  
at 4:12am and looked at the stars  
the night sky was a miracle to behold  
there were so so many stars and constellations  
all visible to me a little nothing on earth  
they all sparkled like a Christmas Tree  
with all white lights and sparklers on it  
the dark sky absolutely black  
and then sparkles sparkles sparkles  
like when on the Fourth of July  
you light a sparkler and stars appear  
right in front of your eyes  
or it is the finale for the fireworks show  
the sky is full of one after another  
explosion of light  
tonight they were all there for me to see

I felt the universe surround  
and envelop me

it was surreal.

#### Managing Editor

*Carrie Moffett, BHA Executive Director*

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

*Pam Henson, BHA Communications Manager*

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#### Contributors

BHI Conservancy • Old Baldy Foundation  
Village of BHI • Village Chapel 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 Associate 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. For the full *Island Report* Editorial Policy, [www.baldheadassociation.com/about-bha](http://www.baldheadassociation.com/about-bha). Deadlines are the 1<sup>st</sup> of the month for the following month's issue.



# Village of Bald Head Island Updates

By Carin Faulkner, Village Public Information Officer

## Annual Golf Cart Registration and Creek Access Permit Renewals

The Village is working on a more seamless and customer-friendly renewal option for annual golf cart registrations and Creek Access permits for 2024. The Village will be releasing instructions in the Village’s Voice communications, so please be sure to check your inbox or the Village’s website for more information.

## Wastewater Treatment Plant Expansion Project

As of July 2022, the Village of Bald Head Island Utilities served 1,296 residential customers, 165 REUs (Residential Equivalent Units), and 19 on-site systems, with a total of 1,461 REUs or 59.3% build-out. The Village’s permitted waste treatment capacity is 300,000 gallons per day. It is projected that approximately 35 REUs will be added to the system annually. The estimated waste treatment capacity required for Island build-out is 650,000 gallons per day.

The state of North Carolina’s 80/90 rule (15A NCAC 02T.0118) ensures that treatment facilities do not exceed their hydraulic treatment capabilities and details what actions must be taken when treatment plants reach average flows of 80% and/or 90% of their permitted capacity, based on the average flow during the last calendar year. Prior to exceeding 80% capacity, a utility must submit an engineering evaluation of its future wastewater

treatment, utilization and disposal needs. Prior to exceeding 90% capacity, a utility shall obtain all permits needed for the expansion of the wastewater treatment, utilization or disposal system and, if construction is needed, submit final plans and specifications for expansion, including a construction schedule. If these actions are not taken, a moratorium on sewer line extensions shall be imposed by the NC Department of Environmental Quality, which means no new homes will be built.

The Village of Bald Head Island is looking closely at the average flow and bases its averages not on the year prior, like the state does, but on the prior peak months of usage, which are the months of June, July and August. An 80% capacity is 240,000 gallons per day. A 90% capacity is 270,000 gallons per day. The gallons per day averages for July 2022 and July 2023 had reached 80% capacity (261,237 and 263,910, respectively).

So far, the Village has hired an engineering firm to design the wastewater treatment plant expansion. The engineer of record, McKim and Creed has submitted pre-engineering reports (in 2015 and 2019) that satisfy the actions that must be taken at 80% capacity, while the Village has reached 80% capacity a few times, this is a proactive measure. McKim and Creed projects that an additional 120 to 140 REUs will be added to the system prior to reaching 90% capacity, requiring permits and a construction schedule. An Aqua Aerobics Aqua Nereda (Aerobic Granular Sludge) design is proposed, which will utilize close to the same footprint as the current plant and double the plant’s capacity. The

*Continued on page 18*

## BHI Designated as BEE CITY USA® Affiliate

At its regular October 20, 2023 Village Council meeting, Mayor Peter Quinn signed a resolution designating Bald Head Island as a BEE CITY USA affiliate. A Bee City affiliate is a community committed to increasing and expanding a pollinator habitat by utilizing native plants and reducing pesticide use. Check out BHI’s new Pollinator Garden in the Harbour! To read the full resolution, use the accompanying QR code.



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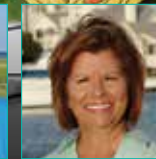
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All numbers represent sales of all property types (except commercial sales) located on Bald Head Island from 1/1/2022 to 12/31/2022, and are sourced from NCRMLS Market Penetration Report run by Company Type (offices within same have been company combined). An agent who is both Buyer's Agent and Seller's Agent in any one sale is granted 200% credit. All information deemed reliable, but not guaranteed. (C) 2022 NCRMLS



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Dale Giera, owner and master craftsman, created Trinity Design Build on Bald Head Island after building custom, award-winning homes in the Triangle area for more than 30 years. Being an island property owner who has completed many new construction and remodeling projects on the island, Dale is well versed on the details of building on Bald Head Island. He's currently building a beautiful, custom home on Brown Pelican Trail and recently completed new construction projects on Kinnakeet as well as the Esplanade building on Maritime Way.



**Dale Giera**  
919.485.9901  
dale.giera@gmail.com

••• Continued from page 3 (President's Letter)


1. Nine monthly Community Potluck Dinners, three with guest speakers (Paul Hillbrand, Dr. Douglas Nowacek and Chris Shank), between 20-52 attendees each.
2. Annual Smith Island Social in January, 120 attendees.
3. Two CPR Training classes in February and April, in conjunction with Public Safety, 24 total attendees.
4. March organizational meeting of the Garden Club.
5. March Trivia Contest Fundraiser for the Pollinator Garden, 60 tickets sold.
6. April's Easter Egg Hunt, with approximately 100 kids and an additional 200 parents attending.
7. April's Pollinator Garden fundraiser "Honey, I'm in the Kitchen," with 32 attendees.
8. April Groundbreaking for the Pollinator Garden, with 30 attendees.
9. Two "Editing Your Photos with Your iPhone" classes in May (23 attendees) and August.
10. June Porch Island Treasures, with porches and two sellers in BHA's Association Center, using an interactive online map and map/list. Deemed highly successful.
11. July Calligraphy class.
12. Summer Pilates classes.

13. August Pirate's Weekend.
14. September-October Shag Dancing Lessons.
15. Island-wide Trick or Treating, with 76 participating homes/businesses, using an interactive online map and map/list.
16. November Happy and Healthy Holiday Workshop.
17. November Christmas Tree Lighting/Holiday Sing-A-Long.
18. December Christmas Cookie Exchange.
19. January 2024 Annual Smith Island Social.

Plus, there are several ongoing activities: Men's Group and Women's Group each meet twice a month, yoga classes are held twice a week and knitting/sewing participants meet once a week.

You can now see why I was blown away. All one can do is thank Betsi and all her committee members. Wow! Wow! Wow! Thanks.

Betsi first joined the ER Committee in 2017 (when it was called the Socialization, Education and Recreation Committee) and was reappointed to a new term in 2020. Her term expired in 2023, but the Board extended her term for an additional year. She has served as chair nearly six years and has stated she intends to roll off the committee for good when her current term ends in January 2024. That day will be a sad day for all of us.

We will all miss Betsi and the work she does for us. 

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## Looking Back on the 40<sup>th</sup> Year of Bald Head Island Conservancy

By Morgan Greene, Chris Shank and Carrie Barnette, BHI Conservancy

It's been an exciting year of Discovering, Learning, Conserving and Preserving for the Bald Head Island Conservancy (BHIC), especially as 2023 marks its 40<sup>th</sup> year of service to Bald Head Island.

### Discover and Learn

Between Memorial Day and Labor Day, over 15,000 guests visited BHIC's Fleming Environmental Education Center. The Center allows visitors to meet the Conservancy's ambassador animals and learn about BHI wildlife and ecosystems. Nearly 4,000 people attended BHIC programs this year, including classroom explorations and dissections, family crabbing and fishing, guided birding and kayaking tours and beach patrols with our Sea Turtle Protection Team (STPT).

This summer, 150 students attended week-long BHIC camps, where they engaged in nature exploration, made crafts, met live animals and more. More than 1,000 guests joined the Conservancy's popular "Turtle Walks," hoping for a glimpse of sea turtles laying their nests or hatchlings heading for the ocean.

BHIC hosted 34 group and school field trips in 2023, most notably the Barrier Island Botanists (BIB) program for all 1,100 sixth graders in Brunswick County public schools. BIB students visit three different ecosystems — beach, saltmarsh and maritime forest — to learn about the unique plants and animals that live in and support these habitats.

The Conservancy also hosted students from Young Scientist Academy (YSA) for a two-day outdoor science camp, CAPES (Coastal Adventures Providing Experiences in Science). YSA gives



Photos by the BHI Conservancy.

students from underserved communities in the Cape Fear region opportunities to learn about the natural world through hands-on science activities.

"Every year we welcome more groups to BHI," says Senior Educator Jennifer Wiggen. "We love discovering and learning about the unique ecosystems of the island with them. Helping these groups connect with nature and share our work in conservation and preservation is so rewarding."

The year 2023 not only marked 40 years of BHIC but also 40 years of the Thad Wester Fishing School. "Dr. Wester started the Fishing School as a way of celebrating all things BHI," Executive Director Chris Shank says, "and his spirit still drives our celebrations each year." Though fish were scarce at the start of the weekend, fishing school students caught plenty of bluefish, spot and whiting for their annual Saturday night fish fry. The highlight of the weekend was kid angler Davis Blackwell reeling in a 26.5" red drum Sunday morning.

BHIC also coordinated education experiences with partners from the Boy Scouts of America, North Carolina Coastal Reserve, culinary groups and garden clubs and several universities, including NC State and UNCW. Each program was developed to meet the needs of the attendees, from earning merit badges to research-based programs aligned with university coursework.

### Conserve and Preserve

In April, BHIC hosted the second Annual Johnston Coastal Sustainability Symposium. BHI homeowners and guests learned from experts about ongoing research regarding coastal sustainability. Attendees were also able to ask questions about local matters, such as dredging and deepening of the Cape Fear River and efforts to protect BHI's maritime forest.

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••• *Continued from page 8 (Looking Back on the 40<sup>th</sup> Year of Bald Head Island Conservancy)*

Dr. Craig Landry (University of Georgia) gave the symposium’s plenary dinner lecture at the BHI Club and described how natural causes and human activities impact the economies of inhabited barrier islands. During the symposium the first-ever Johnston Graduate Fellowship in Coastal Sustainability was awarded to Kimmy Hansen, a student in the Masters of City and Regional Planning program at UNC Chapel Hill.

BHIC’s conservation team conducted formalized wildlife surveys for diamondback terrapins, birds, calling amphibians, white-tailed deer, foxes and coyotes in 2023. The team also created a new citizen science project on iNaturalist to track and catalog moths and butterflies on the island, and an intern project ran surveys on animals living in oyster reefs. “We are good at counting animals!” says Dr. Beth Darrow.

BHI Conservancy hosts 20 interns annually, each of whom takes on a research project to gain experience in their field of study. While some intern projects are completed in a single season, such as bird and insect diversity studies, others support BHIC’s ongoing research. Such projects include monitoring the island’s deer population, studying and restoring oyster reefs, water quality management and sea turtle protection. Each intern project affords well-informed and scientifically sound decisions regarding the management of BHI’s natural resources.

The BHIC conservation team’s deer population analysis estimated approximately 150 deer living on BHI. The team, including its 2023 interns, has also continued BHIC’s oyster reef reclamation project, analyzing the success of 2022 oyster reefs, identifying new oysters that have been attracted to the reefs and quantifying new oyster habitat being established naturally around the reefs. Another important project is the continued monitoring of the quantity and quality of BHI’s freshwater aquifer, which provides freshwater for islanders and the maritime forest.

In 2023, 59 different sea turtle moms visited our beaches, making for an eventful nesting season with 122 nests laid and 221 false crawls. The STPT equipped four nesting females — KKD855, KKK238, Sandy and Scarlett — with satellite tags that allow the team to follow the turtles’ migrations in real time. Tracking these turtles will help the Conservancy learn more about their post-nesting foraging behavior along the east coast, as well as how they utilize offshore areas that could become the sites of wind farms in the future.

**Community**

BHIC’s Turtle Trots experienced more than 1,400 runners in 2023, with an all-time record of 194 trotters at the Fourth of July week race!

Over Memorial Day weekend, Turtle Central introduced the Hatchling Hut to the BHI marina. Located on the porch of Intracoastal Realty, the Hatchling Hut is an informational and merchandising kiosk serving as the Conservancy’s first point of contact with incoming visitors to the island. Operated by interns in 2023, the Conservancy is actively looking for Hatchling Hut Ambassadors for 2024 who will sell merchandise and greet visitors to the island. Please contact BHIC if you are interested in being an Ambassador.

In honor of its 40-year anniversary, the Conservancy hosted a variety of summer events to celebrate with the BHI community and garner support for ongoing conservation work including World Sea Turtle Day, the Fourth of July Silent Auction and Golf Cart Raffle and the 40th Anniversary Cocktail Party. In October, the Low Down Throw Down Shrimp Boil brought more than 130 members and friends to the BHIC campus for games, music and food. Throughout the year, Turtle Central released special 40<sup>th</sup>

*Continued on page 11*



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## Flora's Bluff

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

As the Old Baldy Foundation (OBF) educator, I lead Island-wide historical tours every Tuesday, Friday and Saturday. On the tours we discuss the origins of names such as Bald Head Island, Cape Fear, Smith's Island, Frying Pan Shoals and Ft. Holmes. We cover a lot of history in the two (more like three) hours; yet, I simply do not have time to discuss everything. For instance, I usually do not get a chance to talk about the origin of the name Flora's Bluff. So, I figured, why not write about it? Thus, for this month's article, let us investigate the name Flora's Bluff.

Flora's Bluff is an enclave on Bald Head Island created by planner Chuck Dietsche and architect Dan Costa in the 1990s.<sup>1</sup> The 27 units are named after the Scottish heroine Flora MacDonald. One might notice there are quite a few names on BHI with a Scottish origin. Even the name Wynd is derived



Left: Flora MacDonald. Right: Charles Edward Stuart. Both paintings by Alan Ramsay.

from an Old Norse word with roots in Scotland. Yet, what is the connection between Scotland, BHI and Flora MacDonald?

Flora MacDonald was born on the island of South Uist, Scotland, in 1722.<sup>2</sup> After her father's death, she was raised by the chief of her clan, the Macdonalds of Clanranald. MacDonald grew up at the tail end of a series of failed

attempts to reclaim the British throne for the house of Stuart.<sup>3</sup> Indeed, fighting broke out in 1689, 1708, 1715, 1719 and 1745. It was in the final uprising, which MacDonald was not a supporter of, that she achieved fame.

Charles Edward Stuart launched the Jacobite rising of 1745 while (he thought) the British would be distracted with another war in Austria. Stuart, with help from France and Spain, launched the rebellion on August 19, 1745, when they captured Edinburgh. Stuart proceeded to march south to Derby to rendezvous with the French. No French assistance formulated, and the Jacobites were forced to flee back to Scotland. The British chased

after them, eventually forcing a battle three miles outside of Inverness (another Wynd name here on BHI), at a village named Culloden. The Jacobites were defeated at the Battle of Culloden on April 16, 1746.<sup>3</sup> That defeat shattered the rising's chance of success and made Charles Edward Stuart a wanted man. The British hoped to bring Stuart back to face justice; however, they would need to capture him first. Capturing Stuart proved to be more difficult than the British had hoped.

Stuart sought passage out of Scotland, due to his being wanted for high treason. By April 1746, he ended up on a small Scottish island named Benbecula, which was the same island where Flora MacDonald resided in 1746. Flora was a Presbyterian and,

*Continued on page 19*



Flora's Bluff sign on BHI. Photo by OBF.

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## 5th Annual Operation Re-Forest — We Forest

It's baaaack! Now that fall has arrived, which is the best time for planting, Operation Re-Forest — We Forest preparations are in motion. This year's plantings will be January 9-10, with homeowner pickups on January 10. If you'd like to order trees in conjunction with this operation, stay tuned for more updates about ordering in *BHA's Compass* email bulletin. If you haven't yet signed up for *BHA's Compass*, don't miss out! A signup link is on our homepage at [www.BaldHeadAssociation.com](http://www.BaldHeadAssociation.com).


BHA began this operation in 2019 to help mitigate Bald Head Island's tree losses from previous storms, such as Hurricane Florence in 2018. BHA will order trees in late November and bring them to Bald Head Island for planting on BHA Common Area.

- Take advantage of BHA's bulk order cost and Island delivery to plant trees on your own lot.
- Plant trees as part of your tree mitigation with the Architectural Review Committee (ARC)
- Purchase a live oak tree in honor of a loved one to be planted on BHA Common Area.

### Online "Operation Re-Forest — We Forest" Map/List

Check out the Operation Re-Forest — We Forest map and list of honorees on BHA's website at [www.BaldHeadAssociation.com/re-forest](http://www.BaldHeadAssociation.com/re-forest).


### Thank You!

BHA is grateful for the support of its Resource Conservation and Beautification (RCB) Committee volunteers for making this operation a success. We also thank volunteer Tree Keepers, who check on and water newly planted trees their first year. 

••• Continued from page 9 (*Looking Back on the 40<sup>th</sup> Year of Bald Head Island Conservancy*)

anniversary merchandise, including hats, shirts, plushies and a commemorative 40<sup>th</sup> Anniversary ornament.

Most recently, BHIC staff invited the community to join them in giving back during the annual Giving Tuesday Island Clean-up Event. According to Director of Development Carrie Barnette, "Celebrating the 40<sup>th</sup> has been an exciting way to promote the work of the Conservancy and offer opportunities for the Conservancy to serve our community. Together, we continue to do the important work while enjoying this beautiful island we call home."

As the year draws to a close, BHIC is winding down its Annual Fund campaign, asking the community to support the BHIC mission through a financial gift that allows educational programs and research at the Conservancy to continue. Ongoing support from members and friends is critical to helping BHIC protect and sustain the island's unique ecosystems as we continue to Discover, Learn, Conserve and Preserve in 2024. 



# ISLAND EXPERTS

DOUG OAKLEY | DAVID WRAY | STEPHANIE BLAKE

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## Christmas Programs

### Christmas Worship Services

There will be a regular worship service on Sunday morning, December 24, at 8:30am. Christmas Eve services will also be held on Sunday evening, December 24, at 5:00pm (family service) and 7:00pm (candlelight vigil).

### Christmas Caroling

Plans are underway to conduct another Christmas caroling event this year on Friday, December 8, from 5:00-7:00pm. We plan to visit

the homes of numerous property owners across the Island, as well as singing at the Public Safety Complex, the BHI Club, Shoals Club and local restaurants. We will use several trams to transport carolers across the Island during this fun-filled event. Carolers are invited to participate in a dinner at Horizons (pay as you go) following the event. Please join us to help usher in the Christmas season! More information will follow as we solidify our plans. Keep a lookout on how to register as carolers for this wonderful event.

### Christmas Musicale Program

The Village Chapel Choir will host a Christmas Musicale on Sunday, December 10, at 3:00pm. The program will include solos, ensembles, instrumentals and choral presentations, with Bill Moser on the trumpet, Mary Mears playing flute and Dianne Stanley at the organ. Mark your calendars for an hour of joyous Christmas music at the Village Chapel!

As we do every year, Advent, Christmas and Epiphany music will be presented each Sunday from December 3 through January 7. Come for worship and hear the music celebrating the birth of our Lord Jesus Christ.

By Kevin Arata, Village Chapel Board of Trustees

## Thank You to Pattie Caban


We are sad to see Pattie Caban, our Chapel Administrator for over 10 years, retire after so many faithful years of service to the Village Chapel. During her tenure, Pattie was responsible for the day-to-day activities of the chapel, coordinating 52 ministers to preach at the chapel each year, managing chapel finances, handling all the other paperwork for everything associated with running the chapel on a daily basis and coordinating hundreds of weddings, baptisms, memorial services and holiday worship services throughout the year. She also did so many other things behind the scenes that kept the chapel running smoothly. Pattie was truly the face of the chapel. She was the person whom our visitors dealt with daily and the person others coordinated with for all of their chapel needs.




Pattie Caban

In honor of her faithful service, we hosted a farewell for her on November 5 at BHA's Association Center, where she was presented with a beautiful painting of the Village Chapel by Karen Mortimer. We honor Pattie for all that she's done for us over the years. She will be missed!

You may still see her at the chapel on and off over the coming months, as she has graciously agreed to help us in times of need. So, while we say goodbye to her full-time contributions, we know she's not too far away, and many of you may still run across her once in a while. Thanks Pattie, for all that you've done to bless us with your professional services over the years.





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## Thank You to our Island Litter Sweepers

Thank you to the 45 Island litter sweepers in October! There were all ages, with some earning community service hours for school. And a coyote tail was noted as the "most unusual" find.



## Cookie Exchange

*By Betsi Stephen, BHA's Education and Recreation (ER) Chair*

Please join us for an Island-wide cookie exchange on Monday, December 4, at 2:00pm at the Public Safety Complex (273 Edward Teach Ext.).

Here's how it works. Bring a total of three dozen cookies. Package two dozen in four groups of six each — in a decorative bag or box — plus one dozen for participants to taste. Attach your recipe to your four boxes/bags as well as one in front of the tasting dozen for people to take a picture of.

Come join the holiday fun! RSVP to Betsi Stephen ([betsistephen@gmail.com](mailto:betsistephen@gmail.com)) by December 1 and tell her what type of cookie you plan to bring.



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# An Overview of Bald Head Island’s Shoreline Protection Program in Advance of The Village’s 2025 Project

By Carin Faulkner, Village Public Information Officer

Shoreline protection is a comprehensive approach to coastal management that is designed to mitigate the effects of ocean currents, waves and storms. The Village of Bald Head Island monitors the Island’s various coastal interfaces through a “best practice” approach and seeks to enhance dunes and promote a robust shoreline. There have been several peer-reviewed publications that describe how wide beaches with established vegetated dunes have protected property during significant storm events.

The Village’s stewardship of this resource has enabled it to maintain a FEMA-qualified engineered beach over the last several years. This means that if the Village keeps up with its shoreline maintenance and there is a presidentially declared disaster due to a hurricane causing significant erosion and loss of sand, the Village qualifies for FEMA reimbursement to restore the beach or replace sand to its pre-storm condition. In addition to private property protection, shoreline management protects important public infrastructure such as roads and utilities, preserves habitat for endangered species like sea turtles and shore birds and holds recreational benefits that contribute to the area’s tourist economy and make BHI one of the most sought-after places to purchase property on the North Carolina coast.

The Village of Bald Head Island regularly monitors through an annual shoreline monitoring program dating back to the early 2000s and implements erosion control measures (such as groins and beach nourishment). The Village monitors all beaches along the 14 miles of shoreline, which includes East Beach, South Beach, West Beach

and Row Boat Row. On a regular basis and prior to significant storms, the Village performs assessments to document the condition of the beach and shoreline stabilization structures (geotextile groins, breakwaters and jetties). After the storm passes, the Village compares pre- and post-storm conditions to determine if external validation is warranted. If there is a significant change, the Village contacts engineering and surveying contractors to quantify changes. FEMA reimbursement requires quantifying sand loss or percentage of damage (in the case of a structure). Currently, the Village utilizes Olsen and Associates for its coastal engineering needs. Erik Olsen, President and owner, has been instrumental over the years dating back to their initial beach erosion study in 1989 in developing the Village’s long-term Beach Management Program.

Olsen and Associates, a firm in Jacksonville, Florida, has worked on several beach projects (groins, beach nourishment and jetties) along the East Coast and has many years of coastal design experience. Along with the structural design, coastal engineers play an integral role in the permitting and compliance phases of beach projects. Permitting is perhaps the most challenging component of coastal construction. Permitting often requires approval from the North Carolina Division of Coastal Management, NC Marine Fisheries, US Army Corps of Engineers, US Fish & Wildlife and National Marine Fisheries, in addition to a host of other external stakeholders.

*Continued on page 17*

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-Robert, BHI Owner

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••• Continued from page 15 (An Overview of Bald Head Island's Shoreline Protection Program in Advance of The Village's 2025 Project)

Olsen and Associates utilizes 3D modeling to determine the future profile of Bald Head Island's beaches. This information allows the Village to plan and budget for upcoming projects. The firm provides an annual monitoring report that highlights changes in the Island's shoreline. The firm also makes a presentation at each annual Village Council retreat to give an update on the Island's shoreline conditions and makes recommendations for what actions should be taken as part of the Village's shoreline protection program. Olsen's last two retreat presentations are available on the Village of Bald Head Island YouTube channel and the Village's Shoreline Protection web page (<https://villagebhi.org/departments-services/shoreline-protection/>) under Resources, Shoreline Protection Presentations (QR Code 1). Olsen's monitoring reports going back to 2015 are also on the Village's Shoreline Protection web page.

Since 1991, Bald Head Island has had 13 separate beach nourishment projects along its shoreline. Of those nourishments, eight were performed and fully funded by the US Army Corps of Engineers (USACE) as part of the Wilmington Harbor Sand Management Plan (WHSMP). These nourishments deposit beach-quality sand that is removed from the Wilmington harbor navigational channel on Bald Head Island and Oak Island at pre-determined intervals. Bald Head Island is scheduled to get sand every two out of three nourishments. The nourishments typically take place every two years but are contingent upon federal appropriations made to the USACE via Congress. The Village has no authority to determine the location or engineering aspect of the sand disposal for these projects. Historically, the sand is placed on the west end of South Beach until the material and/or funds are exhausted.

Since 1994, Bald Head Island has installed a variety of erosion control structures to manage erosion along its shoreline. This includes sandbag revetments, geotextile groin tubes, a 1,300-foot-long terminal groin, marina channel entrance structure extensions and detached breakwaters. These structures supplement the beach nourishments and, in many cases, prolong the need for nourishment by keeping sand on the shoreline for an extended period. Maintenance for these structures is a part of Olsen's annual assessment and recommendation to the Village so that maintenance events can be planned and performed concurrently with nourishment events if it is more cost-effective. For a list

of all erosion control structure activities, go to <https://villagebhi.org/departments-services/shoreline-protection/past-project-information/> or use the QR Code 2.

Based on Olsen's findings, Olsen has recommended that the Village prepare to do a Village-funded beach nourishment project in the "off" years, or the years that the USACE is placing channel maintenance sand on Oak Island. Since the Village was the recipient of the last two WHSMP nourishments from the USACE, the Village is planning the next Village-funded project in 2025, named the 2025 Coastal Storm Damage Reduction (CDSR) Project. As of the publication of this article, the project has been estimated to cost \$18 million, and the Village has applied for the permits necessary to perform the following actions as recommended by Olsen:

1. Dredge beach quality sand from the Jay Bird Shoals borrow area.
2. Place the sand from the west end of the terminal groin down through the soft-tube groin field, then restart the sand fill east of Muscadine Wynd through the east end of the Shoals Club.
3. With the dry sand beach nourishment in place in the soft-tube groin field area, removal and replacement of all groin tubes.

The Village has been proactive in setting up a mechanism for funding nourishment projects on Bald Head Island. After seeking the advice of a beach funding consultant (PAR — Peter A. Ravella Consulting) and through the consultant's thorough public engagement process in 2008-2009, the Village developed a funding plan for the Village-funded portion of the Island's shoreline protection program. This resulted in the formation of two municipal service districts. The property owners in these districts pay an additional ad valorem tax each year that goes into the Village's BRRAT (Beach Renourishment, Recreation and Tourism) fund.

When a beach nourishment project is imminent, such as the upcoming one planned for 2025, the Village voters decide whether more debt is to be obligated to the Village through a general obligation (GO) bond referendum. Past referendums have

*Continued on page 18*



BHI's Terminal Groin — After successfully lobbying with other NC municipalities and coastal organizations for a state law to allow a limited number of terminal groins (now up to 6) in the state of North Carolina. BHI was the first to construct one in 2015/2016. (Photo from Olsen & Associates Monitoring Report No. 14).



QR CODE 1



QR CODE 2

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••• Continued from page 1 (BHI Native Plant Feature of the Month —Yaupon Holly)

Butterflies and other pollinators find nectar at the fragrant flower blooms in the spring, and the berries attract songbirds and small mammals in the winter. Yaupon Holly is also resistant to drought, salt spray and deer, which makes it ideal for coastal gardens. The shrub’s ornamental twigs, shiny green leaves and red berries are often used to create holiday decorations and ornamental winter landscapes.



••• Continued from page 4 (Village of Bald Head Island Updates)

construction window for an expansion project is 24-30 months.

The Village is pursuing grants and no-interest loans to pay for the project. An Asset Inventory Assessment grant was obtained to improve the Village’s score, as it competitively seeks grants. A capital improvement plan and asset inventory are currently underway. The Village hopes to be on target to start on its wastewater treatment plant expansion project well ahead of build-out, with plans and permit applications completed by late summer/early fall 2024. The Village’s goal is to be “shovel ready,” with permits in hand, as it seeks potential grant funding sources.

If you have a question about this project or any other Village project, contact Carin Faulkner, Village Public Information Officer, at 910-457-9700, ext. 1025 or [public.information@villagebhi.org](mailto:public.information@villagebhi.org).



••• Continued from page 17 (An Overview of Bald Head Island’s Shoreline Protection Program in Advance of The Village’s 2025 Project)

successfully passed and resulted in successful Village-funded projects in 2010, in 2016 (specific to the installation of the Terminal Groin, additional sand placement of the “fillet,” jetty extensions with spurs at the Marina Channel entrance and installation of the two breakwaters along Row Boat Row shoreline) and 2018, which included removal and replacement of the geotextile groins. The Village will be finished paying off the GO bond debt from the Village’s 2018 shoreline project (which was \$13.2 million) in October 2025. All previous shoreline projects are paid in full.

The Village is in contact with financial consultants and bond attorneys, who will be working with the Village to secure financing and assist the Village with its Local Government Commission (LGC) application. The Village must apply to the LGC to borrow money for the project and has submitted a letter of intent to apply.

The Village Council will have issued its bond order, adopted a preliminary resolution and set a public hearing at its November 17, 2023 regular meeting. The bond order and notice of public hearing will be published by December 8, 2023, and the public hearing and adoption of the bond order, along with the setting of the referendum date, will take place at the Council’s December 15, 2023 meeting. The bond referendum will take place on March 5, 2024, coinciding with the 2024 presidential primary for North Carolina.

Below are some important dates regarding voting in the referendum:

- January 15, 2024** Absentee ballots for the bond referendum will be available.
- February 9, 2024** Last day to register for the referendum.
- March 5, 2024** The referendum will take place.
- By March 15, 2024** Canvass of returns by Board of Elections.

The referendum results will be certified and declared by resolution at the first meeting after the canvass. A statement of result of referendum will be published as soon as convenient after election results are certified.


The Village will be providing additional information as we go through the bond referendum process. A web page has been created to post updates on the 2025 CSDR Project at <https://villagebhi.org/departments-services/shoreline-protection/2025-csdr-project> (QR Code 3).



QR CODE 3

We hope the background supplied in this article and the materials provided on the Village’s shoreline protection web page, including the past presentations provided by our coastal engineering firm, give you a firm understanding of the Village’s shoreline protection program. If you have any questions, contact the Village’s Public Information Officer Carin Faulkner at [public.information@villagebhi.org](mailto:public.information@villagebhi.org) or 910-457-9700, ext. 1025.





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## BHA Board Candidate Forum

**Monday, December 11, at 1:00pm**  
**Relocation TBD**

The forum will be held in-person, online via Zoom and recorded. The recording will be posted on BHA's website within 24 hours after the event. Questions for the candidates will be solicited via *BHA's Compass* email bulletin prior to the event. No live questions will be allowed. To sign up for *BHA's Compass*, visit [www.BaldHeadAssociation.com](http://www.BaldHeadAssociation.com).

••• *Continued from page 10 (Flora's Bluff)*

thus, a supporter of the Catholic Jacobite Rising. Reluctant to help Stuart at first, eventually she gave into her charitable heart and helped Stuart escape. Indeed, it was her idea to sneak Stuart to the Isle of Skye, dressed as her maidservant Betty Burke. On June 27, 1746, the pair escaped to the Isle of Skye.<sup>4</sup> After a tumultuous summer skirting around English forces, Stuart found refuge in France on October 10, 1746. For the most part, Stuart lived in France until his death in 1788.

Meanwhile, Flora MacDonald ended up captured and imprisoned for a year by the British. MacDonald left jail not only free but somewhat of a celebrity. She went back to Scotland and ended up marrying a British officer named Allan MacDonald. The couple bounced around until 1744, when they emigrated to Anson County, NC. Just two years later, Allan MacDonald took on a leadership role for about 1,000 loyalists, who were marching to meet up with the British navy moored off the coast of BHI. Ultimately, the Loyalist forces were defeated at the Battle of Moore's Creek. Allan was captured at Moore's Creek and soon after, Flora was imprisoned for the second time in her life.<sup>5</sup> Eventually, the couple ended up in Nova Scotia, then finally back to Scotland in 1784. Flora passed away in Scotland in 1790, at 68 years old. Two years later, Allan passed away. Flora and the Scottish lives intertwined with NC during the American Revolutionary era live on as the origins for the many Scottish names here on BHI.

Curious about any other names on BHI? Feel free to reach out to me directly at [jake@oldbaldy.org](mailto:jake@oldbaldy.org), and maybe we can turn it in to a future article.



<sup>1</sup> Dietsche + Dietsche Architects PC.

<sup>2</sup> National Museums Scotland.

<sup>3</sup> The Northumbrian Jacobite Society.

<sup>4</sup> *Jacobites* by Jacqueline Riding.

<sup>5</sup> *The Highland Scots of North Carolina* by Duane Meyer.

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



**For December events, check the online calendar for relocations.**

### December 2023:

ARC-A Meeting	12/1/2023	9:30am
Cookie Exchange	12/4/2023	2pm
Hanukkah	12/7/2023-12/15/2023	
BHA Board Meeting	12/8/2023	11am
Village Chapel Christmas Caroling	12/8/2023	5pm
Village Chapel Musicale for the Holidays	12/10/2023	3pm
Community Potluck Dinner	12/11/2023	6pm
BHA Board Candidate Forum	12/11/2023	1pm
ARC-B Meeting	(No Meeting in December)	
Harbour Village Meeting	12/14/2023	10am
Geminids Meteor Shower	12/14/2023-12/15/2023	
Village Council Meeting	12/15/2023	10am
Village Chapel Christmas Eve Services	12/24/2023	5pm
Village Chapel Candlelight Vigil	12/24/2023	7pm
Christmas	12/25/2023	
BHA Office Closed	12/25/2023-12/26/2023	
Howl at the Moon	12/26/2023	4pm
Kwanzaa	12/26/2023-1/1/2024	

### Save the Date in January:

New Year's Day	1/1/2024	
BHA Office Closed	1/1/2024	
ARC-A Meeting	(No Meeting in January)	
Community Potluck Dinner	1/8/2024	6pm
Operation Re-Forest — We Forest	1/8/2024-1/10/2024	
Martin Luther King, Jr. Holiday	1/15/2024	
BHA Office Closed	1/15/2024	
ARC-B Meeting	1/19/2024	9:30am
Village Council Meeting	1/19/2024	10am
BHA Board Meeting	1/26/2024	11am
BHA Annual Meeting	1/27/2024	9am
Smith Island Social	1/27/2024	6pm

### Around the Corner in 2024:

BHA Board Retreat	TBD	
ARC-A Meeting	2/2/2023	9:30am
Community Potluck Dinner	2/12/2023	6pm
ARC-B Meeting	2/16/2023	9:30am

### Ongoing (check online calendar for relocations):

AA Virtual Meetings:	Mondays & Thursdays	8am
(Zoom Group: #85999065097, P/C: 570863, Email: <a href="mailto:sober.1day.at.a.time@gmail.com">sober.1day.at.a.time@gmail.com</a> )		
Knitting Group:	Wednesdays	9:30am
Men's Group:	Every Other Monday	8:30am
Village Chapel Services:	Sundays through Memorial Day	8:30am
Women's Fellowship:	1 <sup>st</sup> & 3 <sup>rd</sup> Mondays	10am
Yoga Classes:	Mondays & Wednesdays	11:45am



### Bald Head Association

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<p>“ Please know we sincerely appreciate you and your team. ” - Giggling Oyster owner</p>	<p>“ You have been nothing short of amazing over the past five years. We are truly grateful. ” - No Hurry owner</p>
<p>“ You did an incredible job for me. ” - former Fish Bowl owner</p>	<p>“ We’re proud to be one of your customers. ” - Dewey’s Paradise owner</p>
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