



# Island Report

Communication, Advocacy and Protection of BHI Property Values

## FAQs about BHA's Island Report

Thank you to the many property owners who completed our recent survey about the *Island Report*. We appreciate your input and feedback, and the results and comments were shared with our Board for discussion at its April meeting. Stay tuned for more information. And thank you for reading!

With your feedback, BHA strives to help its members even better. Typically, our member surveys include a section for general comments. Some of the recent *Island Report* survey comments elicited questions that we can help answer. This by no means represents a majority of comments received; it is simply a handful of questions with their answers that may be helpful to property owners today.

1. ***“Too much about the trees, underbrush. We get it.”***  
We love hearing that you already know about landscaping issues such as tree and understory trimming/removal. However, though it may be repeat information for you, your neighbors may not yet know or understand how this works on BHI. BHA has seen a dramatic turnover in BHI property owners in the last few years — 52% of properties have turned over from 2018 through March 31, 2023. To help address this turnover and large audience of newcomers, last year we ran a five-part series in the *Island Report* focused on new property owners.
2. ***“I am very glad you are considering an online version. This will increase the likelihood that I read every edition cover to cover because I would have access to read whenever I have a few moments pretty much anywhere***

***I am. Please maintain an archive of former editions for easy access!”***


Good news! We already have online versions of the *Island Report* in two different formats — a “flipbook” version with zoom-in and moveable functions and a PDF version, which can be downloaded and/or printed from your device. They’re both on the homepage of our website at [www.BaldHeadAssociation.com](http://www.BaldHeadAssociation.com). Have you ever missed an issue and want to read it? All issues are archived online and easily accessible any time you want. You can find the option on the “News” menu or go directly to [www.baldheadassociation.com/island-report-archives](http://www.baldheadassociation.com/island-report-archives). When you hover your cursor over an issue, the date shows. And when you hover your cursor inside the bookshelf, scroll down with your mouse to go further back in time. Note that the archived versions are only available in flipbook form.

3. ***“Does the BHA have a Facebook page? If not, it would be helpful.”***  
Yes! BHA has a Facebook page, and it’s been full of upcoming events lately, so don’t miss out. Search for “Bald Head Association” (it has our logo) in the Facebook search bar and like/follow us. And share posts with your family and friends. We also have a YouTube channel (search for “Bald Head Association BHA” with our logo).

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## Volunteer for BHA's Nominating Committee

BHA Board member and Nominating Chair Joe Brawner is seeking additional volunteers to serve on the Nominating Committee. This committee has the crucial job of identifying qualified candidates to run for future BHA Board positions and continue the tradition of strong leadership for BHA. Send an email expressing your interest to Joe Brawner at [JoeBrawner1144@gmail.com](mailto:JoeBrawner1144@gmail.com) by May 31, 2023.

Please be a part of these efforts. This is your Association and your Island! 

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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?

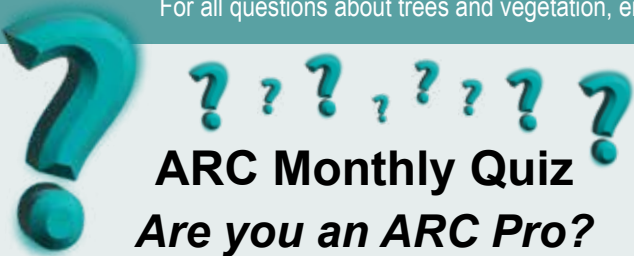
### ARC office — open by appointment only

Email Fran Pagliaro, ARC Coordinator, at [Fran@BaldHeadAssociation.com](mailto:Fran@BaldHeadAssociation.com) or  
 Chris Howard, ARC Administrative Assistant, at [Chris@BaldHeadAssociation.com](mailto:Chris@BaldHeadAssociation.com) or  
 for urgent ARC matters, call 910-477-7246.

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



**NO weedeaters**



### ARC Monthly Quiz Are you an ARC Pro?

1. What type of exterior change requires an ARC application?
  - (A) Material change.
  - (B) Color change.
  - (C) Dimension change.
  - (D) All of the above.

*(Answer: D)*
2. How do I access ARC fillable forms online?
  - (A) Ask someone on Facebook.
  - (B) Go to the Village of BHI website.
  - (C) Go to [www.BaldHeadAssociation.com](http://www.BaldHeadAssociation.com) > About BHA > Architectural Review > click on the pertinent "Fillable Form."

*(Answer: C)*

*Continued on page 14*

### When Do Plants and Landscape Changes Need ARC approval?

Spring is finally here, and you may be looking at your yard and realizing it needs some work. But how much — just a little refreshing or a full-blown overhauling? Depending on the answer, you may need an ARC submittal.

As part of new construction, the ARC requires a landscape plan which specifies what trees and understory vegetation are removed or remain, how many native or non-native plants are going to be added and what walkways or decking will be installed. These plans are often prepared by a landscape architect or other professional.

As a homeowner wishing to make changes to an existing landscape, you have other options.

Let's say you want to refresh your lot's vegetation;



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**To our neighbors on Bald Head Island,** if you have bikes you need serviced or would like to purchase new bikes or e-bikes, please call the shop. We are happy to pickup, deliver and tag your bikes for delivery on the Bald Head Island Ferry.

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## BHA President's Letter ~ Alan Briggs

### New Priorities for 2023

One of the beauties of getting new directors is you get new ideas. New ideas are good. You get a chance to take a fresh look at things. This is all good. This is how you can improve.

This year at our Annual Retreat, we had the pleasure of having two new directors — Paul Carey and Christine Osborne. When these two are added to Joe Brawner, who was new the previous year, this gives us three new directors. That is all good.

With three new directors and three more experienced directors (Robert Drumheller and Alan Briggs, both with five years' experience, and John Kinney with four years' experience), we have a very robust Board for you this year.

The result was at this year's February Board Retreat, we had lots of new ideas for establishing our priorities for the year. And we came away with three new priorities to focus on this year, along with the core priorities. Let me discuss these three new priorities that will command our attention this year.

#### First: Communications

One of our most important duties as set forth in the Covenants is:

*"to communicate the actions, decisions and activities of the Association and Bald Head Island events (deemed by the Board to be of general interest) to its Members..."*

Very simply, we want to do it better than we are doing now. The Board of Directors discussed our various communications vehicles that we have been using. We passed on to Carrie Moffett, our Executive Director, and Pam Henson, our Communications Manager, our thoughts and asked them to integrate that into a new Communications Plan and present it to us at the March Board Meeting. They did just that. On March 10, 2023, they presented the details of the new plan.

1. **BHA's Compass** — Focus on shorter and focused, easy-to-digest communications that can be read on our phones.
2. **Island Report** monthly newsletter — Survey our members to get their views about continuing this quality, monthly, hard copy publication. Is it time to do away with the hard copy? Is it time to do away with a monthly publication? Then, when we hear what our members want, implement their desires.
3. **Website Improvement** — our website remains one of our key ways to communicate with our members. We need to make it more user-friendly.

#### Second: Focus on the Financial Responsibility of BHA

We concluded it would be appropriate to focus our attention on the financial responsibility of BHA; are we being proper fiduciaries of our members' dues and other income we receive? Let me discuss two specific areas in which we concluded to focus our attention.

**The Sunset List.** One member commented that we do a very good job of creating new programs/activities, but we are not so good at evaluating old programs/activities and deciding whether or not it is time to bring an activity to its end.

Accordingly, we established a process to accomplish this. First, Joe Brawner and Carrie Moffett will prepare a complete list of the

*Continued on page 14*

#### one of BHI's many delights

*By Alan Briggs*

you will know  
 the minute you see one  
 a painted bunting  
 aim and focus your binoculars  
 high up in the trees  
 high up in a tree in our forests  
 you will see  
 a flaming red chest  
 a bright blue helmet  
 green wings  
 vivid bright colors  
 rare protected birds  
 but they are here  
 they know to visit us  
 on Bald Head Island  
 our IBA  
 an Internationally Protected Bird Area  
 we are the lucky ones  
 as we are  
 in so many ways.

#### Managing Editor

Carrie Moffett, BHA Executive Director

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

Pam Henson, BHA Communications Manager

#### Bald Head Association Board of Directors

Alan Briggs, President; Christine Osborne,  
 Vice President; Robert Drumheller, Secretary  
 and Treasurer; Paul Carey, Assistant Treasurer;  
 Joe Brawner; John Kinney

#### 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 BHI Updates

By Carin Faulkner, Village Public Information Officer

## Grilling Safety Tips and Village Ordinance Reminder

Outdoor grilling is one of the best activities of spring and summer, and it's one of the most popular ways to cook food. A grill that is placed too close to anything that can burn is a fire hazard. Hot grills can also cause burn injuries. Medical and fire emergencies are two things we all want to avoid on Bald Head Island.

The Village's Fire Prevention ordinance (Section 12-53) states:

*Cooking fires contained within a commercially available, solid-fuel burning, portable, outdoor cooking appliance, but only to the extent that such portable appliance shall be located at least ten (10) feet from any structure and within twenty-five (25) feet of a permanent water source connected to a hose that is able to reach the location of the appliance, and shall not be located upon any wood or composite deck or balcony attached to such structure or underneath any roofed structure, including any porch, awning, or balcony overhang of a structure.*

Following the Village's ordinance will reduce fire emergencies and property damage caused by grills, and ensures that islanders can quickly respond to any mishaps that may occur when grilling out. Violating this ordinance could result in a \$500 fine.

Here are a few grilling tips from the National Fire Prevention Association (NFPA):

- Propane and charcoal BBQ grills should only be used outdoors.
- The grill should be placed well away from the home, deck railings and out from under eaves and overhanging branches.
- Keep children and pets at least three feet away from the grill area.
- Keep your grill clean by removing grease or fat buildup from the grills and in trays below the grill.
- Never leave your grill unattended.
- Always make sure your gas grill lid is open before lighting it.



For more information about grilling safety and other fire safety topics, go to [www.nfpa.org/education](http://www.nfpa.org/education) (see QR code for the direct link to NFPA's grilling safety web page).



Also, check out the Village of Bald Head Island's YouTube channel for a short grilling safety video (see QR code).

## Check Your Deck

The corrosive nature of the coastal environment can take a heavy toll on wood and fasteners, and it is important to routinely inspect the condition of your property and take any necessary corrective action. Now is a good time to do inspections so you can get your decks ready for summer. There are many licensed general contractors and home inspectors who would be happy to assist.



In accordance with North Carolina law, the Village inspects any new construction and significant repairs or renovations at the time the work is completed but does not engage in routine, periodic inspections. This responsibility ultimately falls on the property owner, although the Village's building inspector will inspect any property for which a specific complaint is received. To assist our property owners, Village staff has prepared a simple, helpful Citizen's Guide to Deck Safety flyer (see QR code for the flyer link). This flyer includes a graphic illustrating typical deck construction, along with illustrations of common

*Continued on page 5*

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# What's Your Manageable Piece?


By Carrie Moffett, BHA Executive Director

At the recent Second Annual Johnston Coastal Sustainability Symposium, sponsored by the BHI Conservancy, several experts, including the Village of BHI's Manager Chris McCall, shared information about coastal sustainability science, practices and policy. There were important conversations about the delicate balance required to protect healthy ecosystems like those found on Bald Head Island. This balance is required because we, humans, have impacted the perfect systems Mother Nature set in place before we arrived. If you weren't fortunate enough to participate in person, videos of each of the speakers are available on the Conservancy's website at [bhic.org/second-annual-johnston-coastal-sustainability-symposium](http://bhic.org/second-annual-johnston-coastal-sustainability-symposium). They're definitely worth your time.

While all of the speakers were fascinating to hear, I've spent much time thinking about a single question embedded in the video message by the last speaker, Jim Brown, who is a board member both of the BHI Conservancy and Smith Island Land Trust. He spoke from the Island's perspective on sustainability, resiliency,

land preservation and the future of BHI. He told the story of how he was inspired by a single magnificent live oak tree to figure out how he — one simple person — could make a difference to protect and preserve Bald Head Island. He asked himself, "What's my manageable piece?" He began by purchasing the lot that housed that live oak tree and donating it to the Smith Island Land Trust. Since then, he's purchased several lots and donated them to the Smith Island Land Trust so they're preserved in perpetuity.


Maybe we all can't or prefer not to purchase multiple lots, but just think about how you can help sustain BHI by finding your manageable piece. Could you volunteer at Turtle Central or Old Baldy to help meet their missions? What about running for a seat on the Village Council or BHA's Board of Directors? Maybe it's picking up litter on the Island's roads and wynds? Or, perhaps it's even something as simple as educating your guests or renters about the Island's protective dune system or even turning off your exterior lights at night to preserve BHI's extraordinary night sky?

In the words of Jim Brown, what's your manageable piece? 

••• Continued from page 4 (Village of BHI Updates)

problems and other helpful tips.

Additionally, it is important for everyone — property owners and visitors — to be mindful of the number of people gathered on a particular deck or section of the deck.

If you have questions or need additional information or assistance, please contact the Village's Development Services Administrator, Stephen Boyett, at 910-457-9700, ext. 1004 or [sboyett@villagebhi.org](mailto:sboyett@villagebhi.org). 



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PAMELA TOMLIN, a successful TV Producer bored during Covid, made a nautical alphabet sign that spelled the name of her house "Clambox". She put it on Facebook and ten people asked her to make one for them. Her husband's workmates from "This Old House" taught her best practices. ABC World News and other outlets spread the news. She now sells these handmade signs to beach lovers everywhere. Visit our website to see all of the many options.



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[Pamela@IpswichRiverCraft.com](mailto:Pamela@IpswichRiverCraft.com)



## Sea Turtle Season Reminders

By Paul Hillbrand, Sea Turtle Biologist, BHI Conservancy

Our unique summer residents are completing their migration home! That's right; loggerhead sea turtles are returning to Bald Head Island for nesting season. Can you believe it? This is officially Bald Head Island Conservancy's (BHIC) 40<sup>th</sup> year discovering, learning, conserving and preserving the loggerhead sea turtle population that calls BHI home. Similar to many residents of BHI, our loggerheads are "part-time" residents, as nesting season is from May 1 through November 15. As we embark on the 2023 nesting season, the Conservancy would like to remind everyone to be mindful of the beach and its natural inhabitants during the summer months.



Please remember:

- Only **RED** light is allowed on BHI beaches at night.
  - » BHI Ordinance, Article 3, Section 10-83a (see QR code for the link).
  - » Sea turtles rely on the darkness of the beach and the relative brightness of the ocean to nest and find their way to the sea. White light confuses and disorients both nesting females and hatchlings.
- BHIC asks for all outdoor and indoor lights projecting onto the beach to be turned off.
  - » Again, sea turtles rely on the darkness of the beach and the relative brightness of the ocean to nest and find their way to the sea. White light confuses and disorients both nesting females and hatchlings.
- To not disturb nesting sea turtles or hatchlings.
  - » If you observe either a nesting sea turtle or hatchling on the beaches this summer, turn off all lights (**even RED lights**), keep quiet and watch at a respectable distance to not alter their natural behavior.
- If you see a nesting female, hatchling or injured sea turtle, please call our **Wildlife Response Hotline at 910-457-0089, ext. 5.**
- Completely fill in **ALL** holes and flatten sand structures on the beach.
  - » Holes can trap sea turtles and are a safety hazard for humans.
- Remove **ALL** property and litter from the beach.
  - » Beach chairs, tents, umbrellas, etc., can entangle and even injure nesting sea turtles.
  - » Take nothing; leave only footprints.
- Dogs must be on a leash from sunset to sunrise.
- Stop by Turtle Central to purchase a **RED** flashlight or headlamp.



Help our sea turtles  
**Dig the Dark**

When visiting BHI, remember:

- White light is **PROHIBITED** on the beaches during turtle nesting season from May - October
- White light can deter nesting females and disorient hatchlings
- Only **RED** light should be used on the beaches at night

Visit the Conservancy and [bhic.org](http://bhic.org) to learn more about sea turtles and white light alternatives

#seaturtlesdigthedark

No artificial light near hatchlings!

Sea Turtles  
**Dig the Dark**



**MAY 1 - NOVEMBER 15**

- RED LIGHTS ONLY ON BEACH
- LEAVE TURTLE NESTS UNDISTURBED
- FILL HOLES & FLATTEN SAND STRUCTURES
- REMOVE ALL PROPERTY & LITTER
- TAKE NOTHING. LEAVE ONLY FOOTPRINTS

As a BHI resident or visitor, you play a vital role in the conservation of our sea turtles! BHIC's Sea Turtle Protection Team looks forward to seeing everyone on the beach this summer. Thank you for doing your part to make Bald Head Island a safe haven for sea turtles and more! To learn more about the sea turtles that called Bald Head Island home, visit the Conservancy's Fleming Environmental Education Center or attend one of our education programs.

P.S. If you made it this far, public nest excavations will return this summer.

Follow our social media accounts to find out more information —

[@bhiconservancy](https://www.facebook.com/bhiconservancy) on Facebook, Instagram and Twitter.


## BHA Welcomes New Staff Member Chris Howard, ARC Administrative Assistant



Chris Howard joins BHA as the Architectural Review Committee (ARC) Administrative Assistant, filling the vacant position. Contact Chris at [Chris@BaldHeadAssociation.com](mailto:Chris@BaldHeadAssociation.com) or 910-457-4676, ext. 23.

After talking about living at the beach for many years, Chris and her husband became grateful residents of Southport in 2019. She loves the natural beauty of Bald Head Island and is appreciative of being a part of helping to keep the Island living in harmony with

nature through her work at BHA.

Chris' career has been focused on creating unmatched customer experiences. She has created and overseen customer service departments and processes in industries that include commercial printing, internet marketing and publishing. She enjoys long walks on the beach looking for shells, reading while sitting in the sand, spending time with her family and making people smile. 

## BHI Transportation and Baggage Policies

BHI Transportation (BHIT) has been working to help inform ferry passengers and contractors about the baggage policies “that are in place for the safety and comfort of all ferry passengers.” Regulated by the North Carolina Utilities Commission (NCUC), the baggage order from the NCUC became effective on April 1, 2022, and has been “softly” enforced, as BHIT explains, “as we work to educate the traveling public. As we move into an era of stricter enforcement, adherence to the baggage guidelines will be integral to achieving our goal of more consistent on-time service, especially during the busy season.”

Some main points of the NCUC baggage order include: “Checked-bag limit of three (3) items per ticketed passenger. Size cannot be larger than a standard 48-quart cooler and must weigh no more than 50 pounds.”

Bion Stewart, Chief Operating Officer for Bald Head Island Transportation, explained, “We’re working on consistent enforcement of baggage policies and resolving training issues to alleviate confusion. Our goal is to run a safe and efficient operation while minimizing risk on each ferry across the board. Both the contractor and passenger ferries need to operate for

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# A Beacon Returns, Part 3 of 3

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

The United States lagged behind European countries to institute the Fresnel lens. The frugal “Fifth Auditor” of the US Treasury Department, Stephen Pleasonton, oversaw the management of lighthouses from 1820-1852. He was renowned as a miser who once boasted about returning funds to the treasury instead of using them. A Fresnel lens cost a lot up front, yet it saved money long-term, due to low oil consumption.

As Fresnel lenses illuminated the European coast, however, mariners escalated their complaints for a better system. By 1852, Fresnel proponents drafted a congressional bill to establish a new Lighthouse Board. The bill idled until congressmen were denied entry to the New York Harbor due to heavy fog. They were forced to steam back to Washington, DC, where they passed the bill upon returning. The Lighthouse Board quickly got to work installing over 500 Fresnel Lenses by 1860. Fresnel’s own brother, Leonor Fresnel, remarked that “the development of this service within so short a time under the Light-House board has truly astonished me.”<sup>1</sup> As quickly as the lenses went up, however, many were quickly taken down with the outbreak of the American Civil War.

During the American Civil War, the Confederacy darkened lighthouses to disrupt the Union Navy’s effort to block southern

ports. In total, the Confederacy darkened or destroyed 164 lighthouses. After the war the Lighthouse Board frantically got to work replacing lenses. Sometimes the Board purchased “undesigned” lenses with no exact destination, assuming they would eventually be put to use. Indeed, one of those undesigned lenses would later deter ships from the Frying Pan Shoals from atop the Cape Fear Light Station. Before that, however, the lens was showcased to millions of people at various events.

In 1876, the US held the first World’s Fair in Philadelphia. Throughout the year, 10 million people visited. At the fair they caught a glimpse of the torch held by the Statue of Liberty, new inventions such as the telephone or toilet paper on a roll, as well as our Fresnel lens. Afterwards, the lens appeared at expositions in Omaha and then Buffalo. Finally, in 1903, it was taken out of the exposition rotation and put to use atop the new Cape Fear Light Station located on Bald Head Island.



Cape Fear Lighthouse (National Archives).

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*We Have This.*



# Village Chapel Update | *By Kevin Arata, Village Chapel Board of Trustees*

## Memorial Day Ceremony on May 29, 2023

The Village Chapel will host a Memorial Day ceremony on Monday, May 29, at 10:00am inside the Village Chapel to honor those who have died in service to our nation. The guest speaker this year will be LTC (R) Robert Christian Castelli, a Bald Head Island property owner. Other veterans of the Bald Head Island community will also be involved in the ceremony. Seating will be available outside in the courtyard, as well. All are invited to attend this annual event. Check out the Village Chapel Facebook page and website (<https://villagechapelofbaldheadisland.org>) for additional details.

••• Continued from page 1 (FAQs about BHA's Island Report)

4. ***“Better financial reporting that is not a year old. Summary of cash and debt position and budget summary performance.”***

The timing of financial audits are beyond BHA's control. Auditors must wait to review annual financials after that year's books have been closed, and their process typically takes 4-6 weeks to complete their analysis. Financial audits for non-profits such as homeowners' associations are typically done in May for the previous year's financials. Once the audit is completed, it is presented to BHA's Finance Committee and Board of Directors for review and, upon Board approval, is then published on BHA's website ([www.BaldHeadAssociation.com/financial-report](http://www.BaldHeadAssociation.com/financial-report)) for member viewing. In addition,

unaudited financials are presented monthly to the Board at its regular monthly meetings.

5. ***“I find it very hard to read the online flipbook format on my computer. Would like a downloadable pdf format. I would also like to see the board's meeting minutes published.”***

Good news! Both are currently available on BHA's website. See above #2 for instructions on how to locate the PDF version of the *Island Report*. And BHA's Board monthly meeting agendas and minutes are available at [www.baldheadassociation.com/board-meeting-agendas](http://www.baldheadassociation.com/board-meeting-agendas). The public session of BHA's Board meetings are open to members, both in person and online. The meeting

*Continued on page 12*



# ISLAND EXPERTS

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# TIDBITS:

## Love BHI Night Sky

You don't want to miss the spectacular happenings in the BHI night sky during May. If everyone will turn off their outside lights when not needed, guess what you will see. Not only will you be blown away by the Flower Moon on May 29 but also watch for these additional events: **May 15-16:** Earthshine mornings, also known as "da Vinci glow." **May 19:** The Black Moon — the term for the third New Moon in a season with four New Moons. **May 22-23:** The Moon, Venus and Mars. View the Moon passing between planets Venus and Mars. Check out online sources for night sky and skywatching events.

## Help Identify Mystery Boat

Help BHA identify this mystery boat found in BHA's Boat Park. If you have any clues to share, please contact Pam Rainey at 910-457-4676, ext. 24 or [PamR@BaldHeadAssociation.com](mailto:PamR@BaldHeadAssociation.com).



Other Boat Yard news — BHA is currently at 100% occupancy and has a waiting list for future openings. As a reminder, the BHA does not allow boat owners to sub-lease their space in the Boat Park. Don't forget to shake out the tarps covering your boats after a rain shower to help prevent more mosquito larvae from hatching.

••• Continued from page 10 (FAQs about BHA's Island Report)

schedule and online link are also available on the Board meeting web page previously mentioned.

5. ***"Please stop mailing the current newsletter. It is a waste of natural resources between printing and mailing."***

The results of this member survey and comments such as these were discussed by BHA's Board at its April 28<sup>th</sup> meeting. Stay tuned for more information. In the interim, some property owners have already chosen to

opt-out of the print issue of the *Island Report* and read it solely online. You can, too! Simply email Diane Mesaris ([Diane@BaldHeadAssociation.com](mailto:Diane@BaldHeadAssociation.com)) that you want to opt-out of the print copy of the *Island Report*.

We appreciate all members who completed the survey and shared your feedback. If you have thoughts or ideas to help make the *Island Report* even better, email Pam Henson at [Pam@BaldHeadAssociation.com](mailto:Pam@BaldHeadAssociation.com).



**Which mattress type is right for you?**

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••• Continued from page 7 (BHI Transportation and Baggage Policies)

their intended purposes, and we are enforcing measured and reasonable baggage and item carriage standards to provide more reliable service. One thing passengers can do to assist us in serving them more efficiently is placing loose items into a closed container for loading and unloading onto the dollies. In addition to reducing loading and unloading times, placing items in closed containers also reduces the risk of damage and loss.”

Mr. Stewart continued, “Running a ferry system is a highly complex operation involving multiple layers of interconnected interactions between our employees and our passengers. The unique nature of our baggage handling operation adds significant labor demands and additional complexity. Mistakes will happen, but we are all committed to constantly reviewing our processes and procedures to minimize mistakes, streamline operations and improve the overall customer experience.” Here are some specific examples Mr. Stewart shared.

*“The baggage policy is not intended to prevent property owners from bringing small items on board. If an item can fit in an enclosed container and transported on the dollies, that is the best option. However, if you must carry an item onto the ferry, it should be easily managed by a single person and able to be carried on your lap or placed beside you without affecting the safety and comfort of other passengers.*”

*“Small lamps, plants, home decorations (other than furniture) and strollers carrying the child or accompanied by a child but carrying small personal items are all fine to carry/roll onboard. We have had instances where strollers have been used to transport items like cases of water, tools and other large items clearly not meant to be carried in a stroller. We will ask that those items be appropriately packaged in an enclosed container and transported on the dollies. We know some Island residents are home improvement do-it-yourselfers and wish to transport construction items on the passenger ferry. Construction materials are generally not allowed on the passenger ferry, but small boards and materials that can be easily carried and controlled by a homeowner similar to the items previously described may be carried onboard the passenger ferry.*”

*“Other construction materials such as drywall, doors, large tools, wood boards, etc., may be carried onto the contractor ferry if they are under 8’ long and can be carried by a single person, on a single trip. Building supplies and other materials that do not meet the criteria described for the passenger and contractor ferries must be transported by the tug and barge. Due to their hazardous nature, batteries must be shipped on the barge, as well.*”

Continued on page 18

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–Robert, BHI Owner

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••• Continued from page 3 (BHA President's Letter ~ Alan Briggs)

programs and/or activities in which we engage and are appropriate for evaluation. Second, they will attempt to allocate the total BHA budget to these activities to better assist our understanding of our total operations and activities, which very likely range from "essential," as most would judge the Architectural Review Committee activities, to "elective," as some might judge the Community Potluck Dinners and Pilates, etc. This activity is a part of the assignment to consider and possibly improve the execution of BHA's financial responsibility performance. Third, once this initial work is completed, it is planned that bi-monthly, Carrie will bring to the Board a performance evaluation of one of the projects on the list, and the Board will vote up or down as to whether or not to continue that project or activity.

**Should We Sell the Battery 4 Real Estate?**

One director suggested we should sell our Battery 4 real property and return the money to our members. You may recall the Battery 4 property is adjacent to our present building and was purchased in 2016 for about \$675,000.

It has now been seven or eight years since we purchased the Battery 4 property. While purchasing the Battery 4 property was undoubtedly a good decision then, as it was approved by the Board and by the members, enough years have passed that it makes sense to consider whether or not holding it in whole or part makes sense now. What was a good idea then, holding it in whole or part then, may no longer be a good idea for now. Or, it may still be a good

idea. Either way, there is absolutely nothing wrong in reconsidering.

At our request, the Long-Range Planning (LRP) Committee, chaired by Greg Wendling, has agreed to carefully study this issue and report back to the Board with its views. The LRP Committee has the benefit of having Bob White as a committee member, who has owned and managed a land development company in Virginia and North Carolina for over 30 years and who is quite familiar with the Battery 4 real estate.

We do not routinely nor lightly question or want to reverse actions taken by previous BHA Board Directors and members. Yet, we believe it is perfectly appropriate to consider what is most financially responsible for our members today.

**Third: Ad Hoc ARC Improvement Committee**

The Architectural Review Committee (ARC) is Bald Head Association's most important responsibility. It is also our most challenging and most complex responsibility. We have a dedicated group of 18 volunteers and three full-time staff members who all work exceptionally hard to serve our members. Yet, contractors, architects and homeowners complain about the ARC and the time it takes to get their projects through the ARC and approved. So, we want to listen to their concerns and figure out how we can improve our ARC services for all.

We've appointed a special ad hoc committee to take a fresh look at our process to see what steps we can take to improve and hopefully make the process easier for all. John Kinney will chair the committee, and its members are Joe Brawner, Paul Carey, Christine Osborne, Terry Steelman, Dave Pacyna, Fran Pagliaro and Carrie Moffett. The committee has met twice, and the plan is for the work to be completed by the fall of 2023 so that any Design Guidelines changes can be identified and made effective by year's end.

All is good. The BHA Board is again underway and has established its priorities for the year. I will report back to you as the year progresses.



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President

**JOSH WHITAKER**  
Vice President

••• Continued from page 2 (ARC Monthly Quiz)

3. Are ARC meetings open to everyone?
  - (A) No, but who has the time for them?
  - (B) No, because each member's application is confidential, and BHA does its best to be legally transparent in operations.

(Answer: B)
4. How do I apply for a change if I own property located in a sub association?
  - (A) Apply with all specifications, colors and material with an application form, site plan and drawings to your HOA president first.
  - (B) Apply directly to the ARC.
  - (C) Do it with no application.

(Answer: A)



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 and business owner with a keen eye for design, Dale aims to complete projects with proficiency, integrity and exceptional skill. Stop in to discuss your construction needs at Dale's office on the island at Station 32 Edward Teach Extension.



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919.485.9901  
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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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••• Continued from page 9 (A Beacon Returns, Part 3 of 3)

The Cape Fear Light Station was first lit in 1903 to warn mariners away from Frying Pan Shoals. By 1920, however, engineers realized the rotating lens needed a new pedestal to sit on. They replaced it with an American-made (the only ever one made in America) “mercury float lighthouse lens.” Floating the lens in mercury, the 2000 lb. lens would rotate in a virtually friction-free environment. The idea was first proposed by Augustin Fresnel in 1819 but not employed until 1890.




Old Baldy's New Interpretive Center. Courtesy of Old Baldy Foundation and John Havel.

Unfortunately, the Cape Fear Light Station was demolished in 1958 after the Oak Island Lighthouse was constructed. But fortunately, the lens and mercury float were taken down prior to demolition and given to the demolition company’s owner, J. V. Tomberlin, who then sold it to a Wilmington antique shop, Labriola Antiques, in 1968.<sup>2</sup> Labriola set up the lens and the float on a small brick structure outside the shop, where they sold prism by prism until the Old Baldy Foundation (OBF) successfully raised enough money to purchase what remained in 2019. The lens and float were then carefully packed away in the OBF warehouse until it can be showcased again.

The OBF is honored to announce that we just began a fundraiser

to construct a new interpretive center, where we can safely and prominently showcase the Fresnel lens. OBF Executive Director Chris Webb highlighted that the Foundation will “follow the National Park Service guidelines on how to care for a Fresnel lens. So, it has to be protected from solar. It has to be in a climate-controlled environment.” In addition, lampists will be brought in to conserve and install the lens in a two-story setting that will showcase the magnificent, 18 ft. tall artifact.

Although OBF has recovered 35% of the glass, we know other prisms are still out there. In 2016, members of the Outer Banks Lighthouse Society (OBLHS) John and Aida Havel, as well as Bett and Bill Padgett, purchased full flash panels for \$750 each at a flea market. More recently, OBF staff member Julie Cox identified and purchased two prisms from an estate sale in 2022. Thus, we invite anyone privy to a prisms’ whereabouts to donate them or help us acquire them so that visitors can glimpse a look at the “invention that saved a million ships.” 

<sup>1</sup> Levitt, Theresa. *A Short Bright Flash*. Page 180.

<sup>2</sup> Duffus, Kevin. *The Story of Cape Fear and Bald Head Island*. Page 178.



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••• Continued from page 13 (BHI Transportation and Baggage Policies)

*“An issue that was increasing in frequency and severity and had to be addressed for the safe and efficient operation of the ferry was the increasing frequency of vendors and contractors using the ferry to transport large quantities of tools, materials and supplies such as paint, table saws, compressors, construction materials, landscaping materials, etc. For ferry efficiency, we had to address the problem of substantial tools, equipment and contractor supplies being dropped off at baggage and either being loaded onto dollies or loaded on the deck by dock hands, which caused both delays and in some instances potentially hazardous conditions on the ferries. Proper use of the contractor ferry and the tug and barge to support these services will allow us to run the entire ferry system more efficiently.”*

Deck loads are oversized items such as bicycles, paddleboards, kayaks or other items too large to fit safely in a dolly. These items carry an additional fee and must be loaded individually on the ferry by baggage handlers.

Mr. Stewart explained, “Handling the large volume of baggage and other items passengers wish to transport to and from the Island is the most labor-intensive component of our operation and has a significant impact on our ability to maintain our schedule. For any effort to improve the efficiency and reliability of the ferry service to be successful, we must enforce a baggage policy that balances the unique needs of the Island

with the intended purpose, design, function and capacity of our assets. We appreciate everyone’s patience and understanding as we try to bring the safest, most efficient and enjoyable service to our passengers.”

**Did You Know?**


Did you know that on the mainland, baggage handlers are called “dock hands.” And on the Island, they’re called “outfitters” because they are also tram drivers.

Here’s another interesting term. A “deck load” is something defined as not being able to be loaded into a dolly. This includes items such as paddleboards, kayaks and bicycles. By definition, these items take extra labor and are more time intensive for moving and handling. To the extent that deck loads can be managed, the better BHIT can keep to its schedule.

**Links with Additional Information**

To view the full baggage policies list, visit <https://baldheadislandferry.com> and select “Public Baggage Notice” at the bottom of the web page.

For tips to help make trips to BHI easier, BHIT recommends watching its video at <https://baldheadislandferry.com/video>. The video includes detailed information regarding baggage service. Share this video with your family, guests, renters and contractors.

For any questions, contact Bion Stewart at 910-363-0527. 

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••• Continued from page 2 (When Do Plants and Landscape Changes Need ARC approval?)

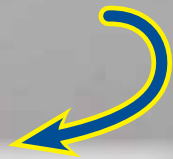
a couple plants have died over the winter, and you just want to tidy up the place. Without ARC approval, homeowners can replace dead plants with the same species. You can remove trees under three (3) inches in diameter, clustered growth vegetation less than 2 sq. ft. or understory vegetation under one (1) inch. A general rule of thumb is to leave 60% of your site undisturbed. Container gardening is also an option.

Did you see the vibrant purple berries on the beautyberry bushes last fall? Would you love to have some in your yard? Or maybe recent rains caused extensive erosion and you're thinking about adding sea oats or dwarf palmettos to stabilize the soil. If you're considering adding a raised garden bed, you'll want to add a planting screen around it. All of these scenarios involve a change in the plant material in your yard and, therefore, require ARC review and approval prior to any work beginning. The Plant Material Change Application is straightforward, and there is no fee. However, you will need to know if your new plants are BHI native, NC native or non-native, along with the percentage of each category you are proposing to plant (per the Design Guidelines, 70% BHI native, 20% NC native and 10% non-native). Dwarf palmettos, for example, are all over the Island, but they are not actually native to BHI — they are NC native — so they can only make up 20% of your new plantings. See the ARC's handy color-coded plant list to help with your selections on BHA's website ([www.baldheadassociation.com/architectural-review-and-design-guidelines](http://www.baldheadassociation.com/architectural-review-and-design-guidelines)) and select "Plant List").

If you've decided your home would benefit from new decks or walkways, you'll need to look at the ARC's Minor Change Application, which covers hardscape and impervious coverage. Call ARC for assistance. If you're merely repairing and replacing current materials with the same materials, then ARC does not need to get involved.

If you have any questions about your planting and landscape plans, please reach out to the ARC staff. We're happy to assist you in protecting the value and attractiveness of your property and those of your neighbors. Contact Chris Howard at [Chris@BaldHeadAssociation.com](mailto:Chris@BaldHeadAssociation.com) or 910-457-4676, ext. 23.

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



### May 2023:

ARC-A Meeting	5/5/2023	9:30am
Howl at the Moon	5/5/2023	6pm
Community Potluck Dinner	5/8/2023	6pm
Editing Your Phone Pictures Class	5/9/2023	1pm
Garden Club Hosts Dr. Ted Peck	5/10/2023	10am
Public Safety Day	5/13/2023	9am
Mother's Day	5/14/2023	
ARC-B Meeting	5/19/2023	9:30am
Village Council Meeting	5/19/2023	10am
BHA Board Meeting	5/23/2023	11am
Smith Island Art League Show & Sale	5/27/2023 & 5/28/2023	10am
Memorial Day	5/29/2023	

### Save the Date in June:

ARC-A Meeting	6/2/2023	9:30am
Howl at the Moon	6/3/2023	6pm
BHA Board Meeting	6/9/2023	11am
Old Baldy's NC Treasures Weekend	6/9/2023-6/11/2023	
ARC-B Meeting	6/16/2023	9:30am
Village Council Meeting	6/16/2023	10am
Father's Day	6/18/2023	
Juneteenth Holiday	6/19/2023	
BHA Office Closed	6/19/2023	
Porch Island Treasures	6/24/2023	

### Around the Corner in 2023:

Howl at the Moon	7/3/2023	7:30pm
Old Baldy's 4 <sup>th</sup> of July Golf Cart Parade	7/4/2023	TBD
Howl at the Moon	8/1/2023	7pm
National Lighthouse Day Weekend	8/4/2023-8/6/2023	
Pirate Invasion	8/4/2023-8/6/2023	
Howl at the Moon	8/30/2023	6:30pm

### Ongoing:

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

**Porch Island Treasures** — A new twist on an old favorite, BHI's only yard sale. Coming on **Saturday, June 24**. Watch for more information!

**Pirate Invasion** coming **Friday, August 4, through Sunday, August 6**. Music, sword fighting demonstrations, a treasure hunt, a sea battle, a ghost walk and more. Stay tuned for more details!



### Bald Head Association

111 Lighthouse Wynd  
PO Box 3030  
Bald Head Island, NC 28461-7000  
[www.BaldHeadAssociation.com](http://www.BaldHeadAssociation.com)



## BHA's Operation Re-Forest — We Forest

Online map and honoree list is updated. Check it out at [www.baldheadassociation.com/re-forest](http://www.baldheadassociation.com/re-forest).



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