



Island Report

Communication, Advocacy and Protection of BHI Property Values

Smart Building and Landscape Guidelines Help a Barrier Island's Sustainability

A productive HOA/owner partnership is essential for a community like Bald Head Island, and that requires owners to understand why rules are in place. Let's start with BHA's Design Guidelines. They state: "The Bald Head Association Covenants were drafted and adopted by the property owners of Bald Head Island. Within these Covenants the property owners created the Design Guidelines and the Architectural Review Committee (ARC) to support their goal of 'enhancing and protecting the value, desirability and attractiveness' of the Bald Head Island properties and maintaining the environment in which they exist. These Design Guidelines contain basic requirements that support the intention of the Covenants to promote a harmonious community aesthetic and a conservation consciousness."

Bald Head Island's beauty highlights Mother Nature at her very best, showcasing a barrier island's three interdependent ecosystems — beach/dunes, creek/marsh and maritime forest. The Island's naturally evolved reactions to harsh ocean winds and salt spray can be seen in its protective tree canopy, for example. The forest attracts and sustains many beneficial insects which, in turn, attract birds and small mammals. These creatures contribute, and so on goes the cycle of life. There are many pieces of this geological, ecological and biological puzzle that are separately important but collectively essential. Every piece is interconnected and helps sustain this barrier island that we all love.

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BHI Native Plant Feature of the Month *Carolina Jessamine*

Carolina Jessamine (*Gelsemium sempervirens*) is also known as Carolina Yellow Jessamine and Yellow Jessamine. It is a wild, perennial evergreen species that is native to the coastal and mountainous regions of the southeastern United States. It is often found in wooded areas, thickets, along roadsides and growing up tree trunks. Carolina Jessamine is a low-maintenance, creeping, flowering and spreading vine.

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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.

Contact Chris Howard, ARC Administrative Assistant, at Chris@BaldHeadAssociation.com or 910-457-4676, ext. 23.

For all questions about trees and vegetation, email Trees@BaldHeadAssociation.com.



NO weedeaters

Prevent Surprises during Final Inspection of Your New Home

No one wants to receive a violation letter from their property owner’s association, especially if you’re a new owner. Whether you’re building or buying your dream home and the final inspection hasn’t been completed yet, let’s consider ways to help prevent surprises at the final inspection of your new home.

Communication is key to keeping your new home in compliance with BHA’s Design Guidelines. While it’s not unusual that changes need to be made during the new construction process, the Design Guidelines state, “Any such changes to the approved plan, however insignificant, must be submitted for ARC approval, prior to implementation in the field. Failure to obtain ARC approval in writing prior to installation may result in fines.”

As the owner of record, you are responsible for the construction of your new home and will be sent requests for information and/or copied on communications between the ARC and the builder. Here are some simple steps you can take to help stay in compliance with the ARC process during construction of your new home:

1. Keep tabs on the building process so you know what changes, if any, need to be made to the approved plans.
2. Be proactive. Request changes and receive written ARC approvals before construction on any changes begin. Many changes can be predicted ahead of time. Submit and receive written approval from the ARC on any change application before you order materials such as lighting fixtures or paint colors, for example.
3. Recognize when a change is necessary and submit ARC applications accordingly. This could include such items as flood vents being added or utility meters being relocated. The ARC will want updated elevation drawings and may require additional plant material to screen these features.

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“QUICK BYTES”

~ Helping us to help you better ~

The ARC hopes that its online applications have been helping you. One question we hear periodically is about an issue logging back in to an application.

Did you know that each application is sign-in specific? Here’s an example. Though you may have submitted one or more “Major Renovation” applications, if it’s the **FIRST TIME** you’re saving/submitted a “New Construction” (or other) application, you need to sign in as a new account.

Good news! You can use the same email address and password for all ARC applications. You just need to sign in initially the first time you save/submit each application.

Does this help you? Do you have a suggestion for a future “QUICK BYTES” topic? Let us know! Email Chris Howard at Chris@BaldHeadAssociation.com.

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BHA President's Letter

By Christine Osborne, BHA President

There are so many events that take place on Bald Head Island. One that has been a favorite for our family is the BHI Pirate Invasion. This year's festivities take place August 2-4. This fun, family friendly event has taken place since the early 2000s. It was first started and run by the Old Baldy Foundation until 2015. When they decided to discontinue, Sandy Kades picked up the baton in 2017, along with Braze (also known as David Fleming). These two have been running the BHI Pirate Invasion ever since, with the exception of 2019, following Hurricane Florence, and two years during the Covid-19 pandemic.

Many pirates who participated in the first year have been returning ever since. Some examples are Captain Horatio Sinbad, The Shadow Players, The Rusty Cutlass Band, The Motley

Tones and Pirate Braze. Sandy and Braze have made some adjustments over the years, including reducing the number of pirates, as well as making it a completely free event, with the exception of the Saturday night Ghost Walks and Sunday morning Breakfast with the Pirates.

With help from Island businesses and residents, Sandy and Braze share the history of pirate life in an interactive way to those living on or visiting Bald Head Island. This is clearly a community event and one that the pirates enthusiastically return to because they have so much fun and feel welcomed by the Island. So, on August 2, you will find me in the Harbour, watching the pirate ships arrive, alongside lots of eager little pirates with big smiles on their faces yelling, "Ahoy, me hearties!" 

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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 Manager or Executive Director, if appropriate. (2) Any individual will be limited to one letter every six months. BHA reserves the right to edit letters in the interests of accuracy and civility or to publish a letter as written, followed by a correction by the editor. In the interest of covering diverse topics and opinions, BHA reserves the right to select among submissions for publication. Deadlines are the 1st of the month for the following month's issue.



2025 Coastal Storm Damage Reduction Project Update

By Carin Faulkner, Village Public Information Officer

The December 2023 Issue of the *Island Report* featured an overview of the Village’s shoreline protection program. It described the proposed 2025 Coastal Storm Damage Reduction Project, the funding of which was on the ballot on March 5, 2024. The referendum asked voters to approve two funding amounts for the proposed project, \$13.5M and \$4.5M. Both funding amounts were approved by BHI voters, although the Village’s application to the Local Government Commission (LGC) included an amount to borrow of \$13.5M since the Village’s Congressional District Funding request of \$4.5M was approved in the Federal budget. This effectively gave the Village the full \$18M that was approved by voters at the March 5, 2024, referendum.

With funding in place, the Village put the project out to bid. The dredging portion of the project was awarded to Marinex Construction of North Carolina, Inc., at the Village Council’s June 21, 2024, regular meeting for \$16,175,000. The contract for the replacement of the soft tube groins is

expected to be awarded at the July regular meeting, which has not taken place as of this article.

The Village and its contractors are working out the project schedule. The project could start as early as mid-October to mid-November 2024 and is expected to take at least three months to complete.

The project includes the dredging of beach-quality sand from Jay Bird Shoals and placing it on the west end of South Beach from the terminal groin, extending easterly through the soft-tube groin field, then the sand fill will restart east of Muscadine Wynd and fill to the east end of the Shoals Club (see map). With the dry sand beach nourishment in place at the west end of South Beach, the Village’s contractor will remove and replace all groin tubes in the soft-tube groin field.



What to Expect During Construction

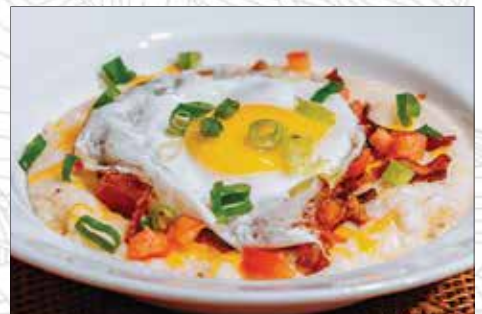
The beach will remain open except for the areas of immediate construction, where a 1,000-foot section of the beach will be closed at any given time when nourishment is underway. Due to the many variables associated with the construction progress,

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••• Continued from page 4 (2025 Coastal Storm Damage Reduction Project Update)

such as mechanical or weather impacts, it is extremely difficult to forecast when the contractor will have a particular section of the beach closed.

There will be a large pipe that carries the sand slurry down the beach and heavy excavation equipment that will be working 24/7 until the project is completed. There will be noise from the large machinery 24/7, which will include the "backup signals" from the machines (i.e., bulldozers) and lighting, both of which are required for the safety of the crew. Sand ramps will be spaced along the beach (approximately every 400 feet) to allow beachgoers to walk over the pipe and access the ocean.

Please help the construction crew by being mindful of the construction fencing and signage. Do not go beyond any signage or barriers, as doing so may place yourself and others in harm's way.

As with previous beach projects, the Village will be monitoring the progress of the project and will be reporting regularly via social media, *Village's Voice* announcements and the project web page. The project web page can be found at <https://villagebhi.org/departments-services/shoreline-protection/2025-csdr-project> or use the accompanying QR code.



Bald Head Island
PIRATE INVASION

AUG 2-4 2024

Pirates will again be invading Bald Head Island beginning on Friday, August 2. Grab your pirate garb and join us for a family friendly weekend with fun for all!

Friday, August 2
Pirates will be docking their ships in the Bald Head Island harbor and some will be setting up an encampment in Marina Park while bands of pirates will be roaming the island playing music and causing mayhem.

5:00pm Sea battle at Beach Access #5
6:30pm-9pm Party with the Pirates at the Wisp (pizza & drinks available for purchase)

Saturday, August 3
10am-4pm all day entertainment at Marina Park including living history demonstrations, music, sword fighting, and a treasure hunt.
Noon-1:30pm Grab some grub (plate lunch available for \$5)

8:30pm, 9:00pm, and 9:30pm
- Ghost Walks

Sunday, August 4
9:30am-11:30am - Pancakes with the Pirates at Jules' Salty Grub & Island Pub
- buffet breakfast, live music, costume contest & photos with the pirates

For more information and a complete schedule of events, please visit us at www.baldheadislandpirateinvasion.com

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Turtle Walks with Bald Head Island Conservancy

By Kaitlyn Williams, BHI Conservancy Intern

Imagine the wonder of witnessing a 300-pound loggerhead sea turtle emerge from the waves to lay her eggs on the starlit beaches of Bald Head Island. Or, consider the sight of around 100 sea turtle hatchlings — each small enough to fit inside of a golf ball — racing toward the light of the moon on the ocean as fast as their flippers can carry them, eager to touch the sea for the first time. If your timing is right, moments like this can be yours on a Bald Head Island Conservancy (BHIC) Members-Only Turtle Walk.

Becoming a member of the BHIC is an excellent way to support BHIC operations and the protection of the BHI ecosystems. Along with a discount at Turtle Central and other educational programming discounts, one of the best parts of being a member of the BHIC is the Turtle Walks. Each membership level is assigned a set number of Turtle Walk passes, allowing you to experience our beautiful Bald Head Island beaches after dark and, hopefully, see a nesting mother sea turtle or hatchlings.

Each Turtle Walk program begins at the BHIC, where two members of our staff will introduce themselves and explain what to expect for the night, along with a brief presentation on the basics of sea turtles and our history of sea turtle protection on the Island. Then it's time to head to the beach. Outfitted with red lights only — the importance of which is discussed during the evening's presentation — you and our staff will drive to one of the public beach accesses to await

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Left: Sea turtle hatchlings emerging from their nest during a rare sunset boil. Top right: A sea turtle mom nesting during the day; a rare sight on BHI. Bottom right: Sea turtle hatchlings on their way to the ocean for the first time. This conservation work for protected sea turtles on Bald Head Island is authorized by the North Carolina Wildlife Resources Commission (ES Permit 24ST14). Photos by BHI Conservancy.

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••• Continued from page 6 (Turtle Walks with Bald Head Island Conservancy)

notification of a mother turtle coming ashore.

During this downtime, groups get to explore the magic of the beach after dark. Overlooking the shoals, Turtle Walk participants have a beautiful view of the ocean while the Milky Way is putting on its best performance up above. From stargazing to looking for bioluminescence in the sand and waves, there are plenty of ways to enjoy your evening outdoors. Each of our staff members has a unique wealth of information, and this is a great moment to learn more about our interests and backgrounds while waiting for a turtle sighting.

Though we cannot guarantee a sea turtle will crawl onto the beach during any given night, Turtle Walks are a magical time to explore BHI beaches in the dark. And, if our staff does receive a notification, you're in for one of the most amazing experiences on the Island. Our staff will gather the group and travel down to the nesting mother's location, following the directions of Paul Hillbrand, our resident sea turtle biologist, and his team. We will get to observe the mother during the different stages of her nesting process and see the Sea Turtle Protection Team in action, really putting into practice everything you learned about back at the BHIC.

Seeing a nesting sea turtle or a nest hatching will be one of the most memorable parts of your time on Bald Head Island. The work our team does every night makes a big difference for BHI sea turtles. Watching a mother turtle return to sea after completing the nesting process is genuinely so rewarding, and we can't wait to share it with all of you. To join, visit www.bhic.org for more information.



••• Continued from page 1 (BHI Native Plant Feature of the Month — Carolina Jessamine)

This plant grows best in moist, well-drained soils in full sun to partial shade. It is wind, deer and salt tolerant, and it can survive short periods of drought. It has a modest growth rate until it is well-established and can grow from 12 to 20 feet high as a twining vine, if supported to an arbor or trellis after three to four growing seasons. If unsupported, it creates a bushy ground cover that provides protection for wildlife.

Carolina Jessamine contains small, oblong leaves that can range in color from gold/yellow, green, purple/lavender and red/burgundy. It also produces gold/yellow, funnel-shaped flowers that are approximately one to two inches in diameter. The flowers bloom in late winter to early spring and occasionally bloom again in the fall. They are a beneficial wildlife food source because their sweet fragrance attracts hummingbirds, butterflies and other pollinators.

Although Carolina Jessamine is an aesthetically pleasing plant, some caution should be taken because the stem, leaves and flowers are highly poisonous to humans if ingested. The plant also poses a potential fire risk. According to the North Carolina Cooperative Extension, "This plant has an extreme flammability rating and should not be planted within the defensible space of your home. Select plants with a low flammability rating for the sites nearest your home."



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••• Continued from page 1 (Smart Building and Landscape Guidelines Help a Barrier Island's Sustainability)

Many *Island Report* articles feature topics from the Design Guidelines in reaction to a high number of violations, in order to help inform and alleviate more property owners from doing the same. Currently, there is a high number of new property owners, all needing to learn or re-learn the basics about and the cultural history of the Island. Remember, 59% of properties have turned over from 2018 through 2023, so there are a lot of new owners on the Island. Plus, there are property owners who are under-informed, don't think the Design Guidelines apply to them or don't want to be told what to do with their property. Keep in mind, BHI is counting on us all.

It Takes Everyone On a Barrier Island To Help Protect the Entire Island

All property owners on Bald Head Island are invested in the sustainability of this barrier island. And maintaining the Island's natural evolutionary life cycle as much as possible contributes to its health and sustainability. As more homes are built and the population increases on BHI, it becomes even more important for property owners to hold themselves and others accountable to the Design Guidelines that were created in order to help minimize impact.

The Design Guidelines can help best when they are followed correctly by everyone. Seemingly small actions can actually have much larger ecological implications, both immediately and long-term. Let's look at some examples.

How the Design Guidelines Help Preserve Bald Head Island

The Design Guidelines minimize the initial environmental impact from construction, renovations and future impact of the environment over the structure's life span. Here are some Design Guideline examples, with their specific benefits to Bald Head Island:

Impervious surface coverage limits

- Minimizes impacts on natural water flow
- Mitigates flooding and maximizes efficient water runoff

Preservation of trees and understory

- Minimizes disturbance to BHI's tree canopy which gives protection from harmful wind and salt spray
- Minimizes disturbance to roots for better plant strength and soil health, maximizing natural water runoff efficiency
- Helps maintain low light levels on the forest floor, precluding unwanted vines from growing
- Minimizes impacts with beneficial shade and reduces electricity usage
- Supports the insect community, which helps attract and sustain native and migrating birds and small mammals and, thus, helps contribute to the cycle of life on a barrier island

Any new landscape plan (for new construction and for any landscape changes) requires a minimum of 70% native BHI plant material (ARC encourages 100%)

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A Warm Welcome to Our New Staff Members and National Lighthouse Weekend

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

Adriana Ford

Please join us in extending a warm welcome to Adriana Ford, the newest addition to our dedicated team here at the Old Baldy Foundation (OBF)! Adriana joins us as our Communications Coordinator and Gift Shop Assistant, bringing her experience in historic site operations and a deep-rooted passion for heritage preservation and public education. Her journey to joining our team has been marked by many diverse experiences, making her an excellent addition to our mission.

Originally from East Tennessee, Adriana brings a unique perspective shaped by her roots. She earned her bachelor's degree in geography from the University of Tennessee, where she cultivated a love for exploring the connections between people and places. She has spent the last few years living, learning and working in London, where she received a master's degree in museum studies from the University of Westminster. That time was spent refining her skills in marketing, social media management and visitor engagement through roles at institutions like Boston Manor House and William Hogarth's House. In these houses, she focused on encouraging the connection between communities and their diverse local histories by implementing

new ways for community members and visitors to engage with their history, art and stories.

Adriana's commitment to preserving history goes beyond her professional and academic pursuits. With a dedication to increasing access to art, Adriana played a crucial role in exhibition planning efforts, as well as the care and research of historical cartoons and print media during her time as a volunteer at the Cartoon Museum in London. She also volunteered with the Creative Minds organization, assisting with arts activities in assisted living facilities around London.

We're confident that Adriana's dedication to using her skills and passion for history and community connections will significantly contribute to the continued success of the Old Baldy Foundation. Please join us in giving her a warm welcome!



Top: Adriana Ford. Bottom: Travis Gilbert. Photos by Old Baldy Foundation.

Travis Gilbert

The Old Baldy Foundation is excited to announce the return of Travis Gilbert as Director of Philanthropy! We're thrilled to welcome Travis back to Bald Head Island, where he will focus on developing relationships with the Island community, building the OBF's philanthropic programs and working in tandem with Capital Development Services (CapDev) to chart the OBF's future.

In January 2021, Travis departed OBF's staff as the Educator & Collections Coordinator to serve as Executive Director of the Historic Wilmington Foundation (HWF), a non-profit organization whose mission is to preserve and protect historic resources in the region. His leadership at the HWF will be remembered for

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increased equity in the organization’s projects, exceptional historic scholarship, tireless advocacy on behalf of the region’s historic resources and expansion of the organization’s partnerships, particularly with conservation and affordable housing initiatives. During his tenure at HWF, Travis continued his relationship with the OBF by serving on the foundation’s Board of Directors.

As OBF’s Educator & Collections Coordinator from 2018-2021, our community fondly remembers Travis for creating the successful Historic Happy Hour program, his entertaining living history and dedication to the Island-wide tours. Travis established OBF’s Archives Committee, which professionalized the museum’s collections and digitized much of their contents via an online platform. Before joining the OBF staff as Educator & Collections Coordinator, Travis served as Manager of the Lower Cape Fear Historical Society from 2016-2017.

Travis is a 2022 recipient of the *StarNews* and Wilmington Chamber of Commerce “40 Under 40 Award,” in addition to receiving consecutive WilmingtonBiz 100 designations by the *Greater Wilmington Business Journal* in the *Rising Star* and influencer categories. He is a Trustee for the Thalian Hall Center for the Performing Arts, currently serving as chairperson of the Archives Committee and is a Color Bearer Member of the American Battlefield Trust. Travis calls the Wilmington Historic District home and is grateful to have, in his words, “The best of both worlds: a sense of community on-Island and downtown.”

National Lighthouse Weekend

Everyone’s favorite weekend of the year, National Lighthouse Weekend, is coming up! In celebration of the 200th anniversary of the signing of the act and the commissioning of the first federal lighthouse, Congress passed a resolution that designated August 7, 1989, as National Lighthouse Day.

Here on Bald Head Island, we feel that one day is not enough to celebrate our beloved guardians of the shores. That is why we party the whole weekend. This year, we have a great slate of events. Starting on Saturday, August 3, with our Shrimp Boil + Presentation and book signing by renowned historian and the expert on Bald Head Island history, Kevin Duffus. Duffus will present “*Inspired by a Church Bell Tower; the Architectural Characteristics and Lineage of North Carolina’s First Lighthouse Built on Bald Head in 1794.*”



Kevin Duffus. Photo by Old Baldy Foundation.

On Sunday, we will have various events on the Old Baldy grounds, including another book signing by Kevin Duffus, leading up to the grand finale of our annual Run for the Light 10K/5K/ Mile Fun Run. Please visit Oldbaldy.org for more information.



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Celebrating 25 Years of Working on BHI Henson Building Corporation

By Pam Henson

Looking backward to help move forward is good practice. When Steve Henson, owner of Henson Building Corporation, recently shared how he originally came to Bald Head Island and about some of the changes he’s seen since the late 1990s, he gave a laugh and said, “It’s all because of a boat named *All Time II*.”



Steve and Kristin Henson. Photo courtesy of Henson Building Corporation.

A Navy veteran living in Midland, NC, at the time, Steve had gone to Florida with a team to build homes after Hurricane Andrew’s destruction in 1992. While he was there, he bought *All Time II*, named by its previous owner. A friend from Charlotte, NC, had just purchased a Timbercreek unit on BHI and invited Steve to visit, so he piloted to BHI for the first time on that boat.

“I fell in love with the BHI Marina when I first arrived. It was magical. I couldn’t learn about Bald Head Island fast enough.” He worked with a local real estate agent and bought his first lot on Fort Holmes Trail in 1996. He started building his first house on

BHI on that lot and moved into the house in 2001. “I personally framed that house,” Steve said. Without a place to meet with people while he was building, a friend on BHI, Jack Cox, let Steve use his dining room for meeting space.

“I didn’t have the vision of becoming a builder on BHI yet. That came later.” Though he was a newcomer, he said, “I was very well-received by local contractors, subs and real estate agents.”

Steve was involved in his community near Charlotte and busy with family while he was traveling back and forth to BHI. “I worked with a developer building condos and homes in the university area in late 2002. I’d work, go to my son’s baseball practice and then head back to BHI.”

In early 2000, Steve bought a number of lots on BHI to build spec and custom homes. And he worked with a developer from Greensboro who had an architect and needed a builder. “Sometimes, I was working on seven homes at a time,” Steve adds. He used local contractors and sub-contractors when he could and brought in contractors he’d worked with from the Charlotte area. Some of those he brought have themselves moved to BHI and the area, and they continue to work on the Island.

After meeting a pilot who owned a property in Cape Fear Station, Steve obtained his personal and then commercial flying

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ISLAND EXPERTS

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LUXURY PORTFOLIO INTERNATIONAL

••• Continued from page 2 (Prevent Surprises during Final Inspection of Your New Home)

- 4. Compare your approved drawings with your completed house. Do they match or are there slight differences — has a bracket detail changed, has a trash enclosure been relocated or has grade level screening been added under unheated space?
- 5. If you’ve purchased a recently completed home or if the property has recently changed ownership and the house is has not received its final inspection yet, find out where in the ARC process the house stands.

The process for requesting a minor change is fairly straightforward — the online application spells out what the ARC needs in order to review any change, plus a modest fee amount. So, where do the violations come in? Some common reasons are:

- 1. The final inspection was not requested within 30 days of the Certificate of Occupancy (CO) being issued.
- 2. Undocumented changes found at the inspection were not corrected or submitted for review within 30 days of the inspection letter.
- 3. Here are some examples. The submitted change application is not approvable because it has inaccurate information, does not address all changes, is missing the fee or a hard copy of the drawings has not been submitted.

The ARC staff wants to work with homeowners/builders/architects/designers to make sure all BHA member houses are

built in accordance with the approved plans and comply with the Design Guidelines. Upon ARC approval and/or a reinspection of corrected items, the construction deposit will be returned to the owner of record. If you have any questions regarding your new home and the ARC process, contact Kim Bandera at Kim@BaldHeadAssociation.com.



Monthly ARC Quiz

- 1. Compliance with the Design Guidelines is the responsibility of:
 - A. The builder
 - B. The real estate agent
 - C. The architect
 - D. The property owner
 (Answer: D)
- 2. Once the final inspection process is complete:
 - A. The construction deposit is returned to the owner of record.
 - B. The house has been built in compliance with BHA's Design Guidelines and ARC approvals.
 - C. Any additional changes don't require ARC approval.
 (Answer: A and B)

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-Robert, BHI Owner

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••• Continued from page 8 (*Smart Building and Landscape Guidelines Help a Barrier Island's Sustainability*)

- Supports the ecology of BHI, helping to sustain this barrier island's entire ecosystem
- Reduces the impact of non-native, invasive vegetation species on indigenous plants
- Has a better survival rate in BHI's harsh environment
- Does not require irrigation once established

Lighting restrictions on ocean-facing homes (room-darkening window treatments must be installed and used to block interior lighting in the evenings and frugal use of exterior lighting)

- Prevents disturbing nesting and hatchling sea turtles that are federally protected and active from May 1 through November 15

The Design Guidelines contain climate-tempering architectural features to help reduce energy needs, such as:

- Deep porches shade the summer sun
- Operable shutters provide shade and admit breezes
- Steeper roof pitches allow warm air to rise, away from living space
- Roof overhangs limit sun exposure

There are larger reasons behind each item in the Design Guidelines that you may not be thinking about when you're facing your own project. But the Design Guidelines are in place to help lessen buildout impacts on this barrier island while helping to protect property values.



••• Continued from page 13 (*Celebrating 25 Years of Working on BHI — Henson Building Corporation*)


licenses, helping with his commute. Steve has also been the BHI Marina Commodore for eight years. The housing financial crisis in 2008 hit many hard, including Steve, though the loss of one of his lots actually brought him someone very special.


Kristin had been coming to BHI with her kids every July 4th and bought a BHI lot in 2012, which turned out to be one of Steve's lots previously. Her real estate agent had given her Steve's business card for whenever she was ready to build. Kristin kept that business card for three years before the time was right and called Steve in 2015.

"I was smitten the first time I saw her," says Steve. "The first meeting was business, then the rest were social." They married in November 2018. Kristin ended up leaving her defense contractor position in 2019 and has been managing the office since then. She also runs their Maritime Mosquito Misting company and the BHI Yacht Club, as well as coordinating the Farmers Markets and several community outreach projects.

When asked about changes on BHI he's seen, he answered, "The changes have been gradual, having lived here all these years, so you don't notice it. I've kind of grown with the island." He reflected on the advent of a grocery store, the one-lane Federal Road, no homes and fewer docks in the marina and the development of Deep Point. There were just a few

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KINGSDOWN

Which mattress type is right for you?

Innerspring
Steel coils absorb body weight and the degree of support depends on the quality, gauge and number of coils. How coil systems are encased determines overall comfort.

Foam
Foam is offered in many varieties and densities. It's known for its pressure relieving, body conforming qualities and ability to evenly distribute weight.

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Multiple support systems combine an innerspring core and layers of memory foam or latex for body conformance to enhance pressure relief and reduce motion transfer.

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Bulk Item Pick-up and Furniture Donations

The Village’s Public Works Department would like to remind you that bulk item pickups are limited to two items. Items must be left outside for pickup. If you need more than two items hauled away or assistance moving items out of your home, please contact a local mover. BHA has a list of local movers on its website (www.BaldHeadAssociation.com/delivery-and-moving).

If you need to schedule a pickup, call the Village’s Customer Service Representative at 910-457-9700, ext. 1000. The representative will take your payment over the phone along with your contact information, which is then given to Public Works to contact you to schedule the pickup. Please provide the Village with

enough notice so that Public Works can schedule your pickup. Special pickups are \$100.00 with a limit of two items. Mattresses are \$85.00 each.

The Village is still accepting furniture donations for drop-off at Public Works. Donation drop-off is limited to two items every five days. To keep the hauling of donations off-island to a manageable level, the Village would like folks to utilize your furniture delivery company to haul away the items being replaced or to call a local mover. No mattresses will be accepted for drop-off. You must request a bulk pickup for mattresses from the Village’s Customer Service Representative at 910-457-9700, ext. 1000. To be sure someone at Public Works is available, call 910-457-5422. 


••• Continued from page 15 (Celebrating 25 Years of Working on BHI — Henson Building Corporation)

golf carts to rent. “There wasn’t much out here,” he said. He added about seeing the development of the Village’s Public Safety Department, the contractor services area, BHI retail and restaurants, plus the expansion of the BHI Club. “The developer did a great job developing, and the Village did a great job managing. The Island population and number of homes have grown exponentially in the last 15 years.” Steve estimates that he’s built approximately 70 homes on BHI, plus many renovations, additions and restorations.

For advice to new owners and builders, he says, “Be patient. Everything takes longer to get through the process on an island only accessible by watercraft. Homes are more ‘in the weather’ on BHI; you’re not as protected as you are on the mainland.

You have to use the best materials and anticipate replacing those materials exposed to the harsh environment. BHI is a great little diamond, stuck out in the ocean. It’s breathtaking, really.”

Steve reflected, “What’s not to love? You have the marsh and creek, the ocean, the forest and canopy of trees, all encapsulated in this one little spot. I see people out here for the first time, most of them wide-eyed and pointing to something special. I was that guy once, when BHI was new to me. I want people to be better, having known me. It’s not about me, it’s about them. That goes for BHI, too. Make BHI part of your legacy to your family and see what grows.”

Happy 25th anniversary of working on BHI, Steve! 



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LET US TILE YOUR ISLAND HOME



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.

LET US BUILD YOUR BHI DREAM HOME

New to BHA? Know Your Lot Lines



BHA encourages property owners to be clear about the deeded boundaries of their properties. Your property may be bordered by BHA Common Area, a lot owned by the Smith Island Land Trust (SILT) or another property owner's lot/house.

All except three properties bordering the golf course have BHA Common Area that serves as a buffer between individual properties and the golf course. All service requests for work on Common Area (including trimming and tree removal) must be approved by the BHA Board of Directors and

facilitated by BHA staff. Email service requests to Pam Rainey, Customer Relations Associate, at PamR@BaldHeadAssociation.com.

It's important for owners to be aware if an adjacent lot is owned by the SILT to help protect the natural makeup of those parcels in perpetuity. And it's essential that individual property owners should not remove/trim trees or other vegetation around their homes without being absolutely certain of where their lot lines are located (and receiving ARC prior approval, of course).

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A Bald Head Island Company

BHI's Lending Library

BHI has a lending library in the Harbour, between the Dockmaster and the barge landing area. Take a book, leave a book.

••• Continued from page 18 (New to BHA? Know Your Lot Lines)

A couple of years ago, one homeowner (for the sake of protecting the owner's identity, this owner will be referred to as "he") had his landscaper remove not only a number of trees on *his* property without BHA's permission but also removed six, good-sized trees from *his neighbor's* vacant lot — **without** the neighbor's permission. This presented both neighbors and BHA with a difficult and unnecessary position. The homeowner who had the work done was fined by BHA for removing trees without permission. The vacant lot owner (who was obviously not happy that his trees were removed) was fined by BHA for removing trees from a vacant lot. (BHA's Covenants specifically state that no clearing may occur on vacant lots and, unfortunately, the property owner is always responsible for what happens on his/her property.)

If only the homeowner would have known where his lot lines were AND provided that information to his landscaper, this situation could have easily been avoided.

It's worthy to repeat — **know your lot lines.** If you did not order a survey during the closing of your property, please consider getting one (a list of surveyors can be found on our website at www.BaldHeadAssociation.com/surveyors).

For approximate dimensions, property owners can visit the Brunswick County website to view their GIS Data Viewer. Visit www.BrunswickCountyNC.gov. From the "Department" menu, select "GIS." Then select "GIS Data Viewer." From there, you can zoom in to your property and use the "Measurement" tool across the bottom. In the example image that accompanies this article, the distance from the rear of the house to the lot line and beginning of Common Area is approximately 21.5 feet. Remember, this serves as an approximation only. For specific lot measurements, always refer to your property survey.

If you need assistance, contact BHA, and we can show you how to use Brunswick County's GIS system to identify the general location of your property's boundaries within a few feet. Email Carrie Moffett at Carrie@BaldHeadAssociation.com.

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



August 2024:

BHI Pirate Invasion	8/2/2024-8/4/2024	
ARC-A Meeting	8/2/2024	9:30am
National Lighthouse Weekend — Old Baldy	8/3/2024	10am
Old Baldy Foundation's Run for the Light	8/4/2024	6pm
ARC-B Meeting	8/16/2024	9:30am
Village Council Meeting	8/16/2024	10am
BHA Board Meeting	8/23/2024	9:30am
Howl at the Moon — "Sturgeon Moon"	8/19/2024	6:30pm
BHI Island Artisans Show and Sale	8/31/2024	10am

Save the Date in September:

Labor Day	9/2/2024	
BHA Office Closed	9/2/2024	
ARC-A Meeting	9/6/2024	9:30am
Community Potluck Dinner	9/9/2024	6pm
Project Longevity	9/24/2024	1pm
Howl at the Moon — "Harvest Moon"	9/17/2024	5:30pm
ARC-B Meeting	9/20/2024	9:30am
Village Council Meeting	9/20/2024	10am
BHA Board Meeting	9/27/2024	9:30am

Around the Corner in 2024:

ARC-A Meeting	10/4/2024	9:30am
Village Council Meeting	10/11/2024	10am
Community Potluck Dinner	10/14/2024	11:45am
Howl at the Moon — "Hunter's Moon"	10/17/2024	5pm
ARC-B Meeting	10/18/2024	9:30am
BHA Board Meeting	10/25/2024	9:30am
Badwater Cape Fear Half Marathon	10/26/2024	6:30am
Halloween	10/31/2024	
Veterans Day	11/11/2024	
BHA Office Closed	11/11/2024	

Ongoing:

Knitting Group:	Wednesdays	9:30am
Pilates Classes (Tues. & Thurs. Aug. 1, 6, 13, 15, 22, 27, 29):		10:30am
Men's Group:	Every Other Monday	8:30am
Village Chapel Services:	Year Round	8:30am
	Sundays Memorial Day through Labor Day	10:00am
Yoga Classes:	Mondays & Wednesdays	11:45am



Bald Head Association

111 Lighthouse Wynd
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www.BaldHeadAssociation.com





TIFFANY'S
BEACH PROPERTIES

<p>“ Thank you again for all of your help. You make the impossible possible! ” - former Beach Music owner</p>	<p>“ We are so grateful for your amazing job! Thank you! ” - Villa 3 owner</p>
<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>
<p>“ Thanks for all you do. It is much appreciated. ” - Elephant's Foot owner</p>	



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