

# 2012 Bald Head Island Home Owners Association Dues & Taxes

Bald Head Association

PO Box 3030 • Bald Head Island, NC 28461

*Note: Where applicable, property managers should be contacted with neighborhood needs/daily concerns.*

*Presidents should be contacted for Board-level issues/concerns.*

Association	President	Dues	Inclusions
Flora's Bluff Killegray Ridge	Mary Munroe 4816 Clubview Court Fuquay Varina, NC 27526 (919) 567-3329 (910) 457-1939 BHI (910) 470-2253 Mobile <a href="mailto:marymunroe@baldheadvacations.com">marymunroe@baldheadvacations.com</a>	\$285 (Stage I) / Year + \$490 (Stage II) / Year + \$100 / Month	Bch Accesses, Roads, Landscpg, Bdwalks <b>Exterminator</b> Contracted by Indivd. Owners
The Hammocks Association	Joyce Fulton PO Box 3069 Bald Head Island, NC 28461-7000 (910)457-7478 <a href="mailto:jfulton@bhisland.com">jfulton@bhisland.com</a> <i>Can also contact Cindy Capps, 457-7425</i>	See attached page	Taxes, Ins, Furniture, Home Goods, Housekeeping, Utilities, Int/Ext Maint., landscpg, Club Dues, Allowance for Legal <b>Exterminator</b> <b>Mannings Pest Control (910)457-5289</b>
Ibis Roost	Bob Liesegang PO Box 3096 Bald Head Island, NC 28461-7000 (910) 457-4498 <a href="mailto:bobliesegangsr@aol.com">bobliesegangsr@aol.com</a>	\$285 (Stage I) / Year + \$220 / Month (3% Discount if paid by Jan. 31)	Garages, ext painting <b>Exterminator</b> <b>Jay Taylor (800) 791-3901</b>
Lighthouse Landing	Lighthouse Landing Association 4097 Spring Island Okatie, SC 29909-4040 Chuck Pardee (843) 987-0552 <a href="mailto:pardee@islc.net">pardee@islc.net</a>	\$285 (Stage I) / Year + \$725 / Quarter	Misc. Landscpg, Bdwalk, Ext. Paint, Liability Ins for common areas, floating dock maint, area lighting maint, taxes, manager <b>Exterminator</b> Contracted by Indivd. Owners
Royal James Landing	Greg Rollet 4116 Worley Drive Raleigh, NC 27613 (919) 881-0028 <a href="mailto:grullet@mindspring.com">grullet@mindspring.com</a>	\$285 (Stage I) / Year + See attached page	Ins. – HO6, roof, paint, repair, A/C & heat pump unless catastrophic; Homeowner-Windows/Door/Deck <b>Exterminator</b> <b>Cleggs- (910) 278-9484</b>
Sabal Palm Cottages	Bob Sheahan 101 Bellwood Court Jamestown, NC 27282 (336) 454-3445 <a href="mailto:patishsheahan@hotmail.com">patishsheahan@hotmail.com</a>	\$285 (Stage I) / Year + \$525 / Quarter	ext. maint.of homes/ neibhd, paint, roof, & landscpg <b>Exterminator</b> Contracted by Indivd. Owners
Timbercreek	CAMS Attn: Lee Bracey, Community Manager 1630 Military Cutoff Rd., Ste. 108 Wilmington, NC 28403 (910) 256-2021 <a href="mailto:lbracey@camsmgt.com">lbracey@camsmgt.com</a>	\$285 (Stage I) / Year + A Units \$1,054.45 /mo B Units \$898.24 /mo  (\$99.00 Set up fee new owners)	Ext Maint., Landscpg, Pool Maint., Flood Ins on ext Bldg, Liability for grounds only, reserve contribution <b>Exterminator</b> <b>Cleggs (Outside Bldg Only) (910) 278-9484</b>
The Villas	John Chamberlain PO Box 3162 Bald Head Island, NC 28461-7000 (910) 454-0884 <a href="mailto:jchamberlain@bellsouth.net">jchamberlain@bellsouth.net</a>	\$285 (Stage I) / Year + \$275 / Month	ext. paint, landscpg, common areas, bridge <b>Exterminator</b> <b>Terminix (Shane Barnes) (252) 617-2423</b>
Harbour Village	Anita Schnog PO Box 3305 Bald Head Island, NC 28461-7000 (910) 457-6399 <a href="mailto:schnog@ptd.net">schnog@ptd.net</a> or Cindy Capps: 457-7425, ccapps@bhisland.com	\$285 (Stage I) / Year + See attached page	Dock, Gazebo, Fence/Planters, Beach Access, Storm Water Detention Pond, Common Area Landscaping, General Admin. <b>Exterminator</b> Contracted by Indivd. Owners

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## Bald Head Island Stage I

Homes: \$285      Yearly      Lots: \$95

### Hammocks (Quarterly)

*BHA Dues Calculated into Hammocks Dues-NOT SEPARATE*

3 Bedroom	\$1,739
2 Bedroom	\$1,446
Crofter	\$219

### Harbour Village Association (Annual)

Home or Lot      \$744

### Indigo Village Townhomes (Monthly)

3 Bedroom	\$285
2 Bedroom	\$229

## Stage I Neighborhood Association Fees (Monthly)

Flora's Bluff / Killegray Ridge	\$100	RJ Bldg 1-4 Units A&B	\$465.90*
Ibis Roost	\$220	RJ Bldg 1-4 Units C&D	\$427.08*
Club Villas	\$275	RJ Bldg 5-6 Units A&B	\$491.78*
Lighthouse Landing	\$725/Qtr	RJ Bldg 5-6 Units C&D	\$465.90*
Sabal Palms	\$525/Qtr	RJ Bldg 7 Units A&B	\$504.73*
		RJ Bldg 7 Units C&D	\$478.84*

**Timber Creek** Lower units (B) \$898.24 Monthly, Upper Units (A) \$1,054.45 Monthly

\***Royal James** amounts are from 2011 and are for **reference only**. Please contact **Greg Rollet** for 2012 dues.\*

## Bald Head Island Stage II

*Can also contact Joyce Fulton, President for Stage II*

*Dean Hayes, Accountant 845-9368*

*\*see inclusions below*

Homes: \$490      Yearly      Lots: \$163  
Supplemental – Yearly

Palmetto Cove (Home)	\$760		
Palmetto Cove (Lot)	\$253		
The Grove (Home)	\$276	CFS Plat 2 (Home)	\$115
The Grove (Lot)	\$92	CFS Plat 2 (Lot)	\$39
Cedar Court (Home)	\$12	CFS Plat 3 (Home)	\$92
Cedar Court (Lot)	\$4	CFS Plat 3 (Lot)	\$30
Palm Court (Home)	\$99	CFS Plat 5 (Home)	\$73
Palm Court (Lot)	\$33	CFS Plat 5 (Lot)	\$25
Braemar Highlands (Home)	\$33	CFS Plat 7 (Home)	\$91
Braemar Highlands (Lot)	\$11	CFS Plat 7 (Lot)	\$31
Loggerhead Trail (Home)	\$54	CFS Plat 8 (Home)	\$69
Loggerhead Trail (Lot)	\$18	CFS Plat 8 (Lot)	\$23
Keeper's Landing (Lot)	N/A	CFS Plat 9 (Home)	\$75
Keeper's Landing (Home)	\$2,396	CFS Plat 9 (Lot)	\$25
Surfman's Walk (Home)	\$1,600	CFS Plat 13 (Home)	\$152
SW Units 1, 2, 11, 13 (SF 5 Alleys)	\$1,673	CFS Plat 13 (Lot)	\$51
Kitty Hawk (Home)	\$115	CFS Plat 21 (Home)	\$206
Kitty Hawk (Lot)	\$39	CFS Plat 21 (Lot)	\$69
Sumner's Crescent Home	\$2,204		

## 2012 Tax Rates per \$100 Evaluation

Bald Head Island Village \$0.59  
Smithfield Township (BHI is in) \$.040  
Brunswick County \$.443  
**Total \$1.0735/\$100 evaluation**

Southport \$.25  
Plus Smithfield Township \$.040  
Brunswick County \$.443  
**Total \$0.7281/\$100 evaluation**

## Supplemental Dues Coverage

Neighborhood	Supplemental Dues Coverage
Braemar	Maintenance of roads& sign; replacement reserve for covered items.
CFS	Maintenance and replacement of alleys, based on 15 year life.
Cedar Court	Landscaping; maintenance of sign & fence; replacement reserve for covered items.
Grove	Landscaping; maintenance of roads& sign; replacement reserve for covered items.
Keeper's Landing	Amenities' insurance; grounds maintenance; annual tree trimming; electricity for grinder pumps; maintenance of retaining walls, entry, boardwalks, dock, pier, lighting fixtures, sign & irrigation system; water for irrigation; replacement reserve for covered items.
Loggerhead	Maintenance of roads & sign; replacement reserve for covered items.
Palm Court	Landscaping; maintenance of sign & fence; replacement reserve for covered items.
Palmetto Cove	Ground's maintenance; annual vegetation trimming; road, dock, & sign maintenance; replacement reserve for covered items.
Sumner's Crescent	Ground's maintenance; electricity for grinder pumps; maintenance of sidewalk, retaining wall, sign irrigation system; water for irrigation system; grill propane; reserve to replace grills and other covered items.
Surfman's Walk	Trellis & fence insurance; ground's maintenance; annual mulching; maintenance of retaining wall, entry, boardwalks, sign, & irrigation system; water for irrigation; replacement reserve for covered items.
Sabal Palm Cottages	Landscaping, insurance, and maintenance of common areas; paint on exterior of homes & roofing when needed.
Timbercreek	Landscaping, pool maintenance, exterior extermination and termite warranties, insurance, roof loan, management fees, alarm system monitoring and inspections, fire ext. inspections, electricity (exterior), pool phone, pool water, general supplies and repairs, pool permit and reserve contribution for large projects.
Villas	Paint, Lawn Landscaping, bridge, common areas
Hammocks	Master insurance premium, real property tax, exterior building maintenance, yard & landscaping maintenance, management fees, trash removal, cable, water, sewer, pool maintenance, pest control/extermination, club dues, housekeeping, home goods, furniture, all utilities.
Harbour Village	Dock, Gazebo, Fencing/Planters, Beach Access, Storm Water Retention Pond, General Admin, Common Area Landscaping.
Ibis Roost	Exterior Painting (according to schedule), common areas, garages (Garages are association-owned)