

# 2018 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	Janice Alexander PO Box 3065 Bald Head Island, NC 28461 (910) 200-4511 Janice.alexander1995@gmail.com	\$345 (Home) / Year \$115 (Lot) / Year + \$100/month	<i>Bch Accesses, Roads, Landscpg, Bdwalks</i> <b>Exterminator</b> Contracted by Indivd. Owners
The Hammocks Association	Call Cindy Capps  (910) 457-3767	See attached page	<i>Taxes, Ins, Furniture, Home Goods, Housekeeping, Utilities, Int/Ext Maint., landscpg, Club Dues, Allowance for Legal</i> <b>Exterminator</b> <b>Manning's Pest Control</b> <b>(910)457-5289</b>
Ibis Roost	Bob Ketels/Alan Buzzard PO Box 3207 Bald Head Island, NC 28461-7000 (910) 457-6170 or (610)-458-5049 aandsbuzzard@comcast.net	\$345 / Year + \$220 / Month	<i>Swimming Pool, Garages, Exterior painting</i> <b>Exterminator: Jay Taylor</b> <b>(800) 791-3901</b>
Lighthouse Landing	Lighthouse Landing Association 4097 Spring Island Okatie, SC 29909-4040 Chuck Pardee (843) 987-0552 pardee@islc.net	\$345 / Year + \$725 / Quarter	<i>Misc. Landscpg, Bdwalk, Ext. Paint, Liability Ins for common areas, floating dock maint, area lighting maint, taxes, manager</i> <b>Exterminator</b> <b>Contracted by Indivd. Owners</b>
Royal James Landing	Royal James Landing Association 4097 Spring Island Okatie, SC 29909-4040 Chuck Pardee (843) 987-0552 pardee@islc.net	\$345 / Year + See attached page	<i>Ins. – HO6, roof, paint, repair, A/C &amp; heat pump unless catastrophic; Homeowner-Windows/Door/Deck</i> <b>Exterminator</b> <b>Clegg's- (910) 278-9484</b>
Sabal Palm Cottages	Bob Sheahan 101 Bellwood Court Jamestown, NC 27282 (336) 454-3445 patisheahan@hotmail.com	\$345 / Year + \$525 / Quarter	<i>ext. maint.of homes/ neibhd, paint, roof, &amp; landscpg</i> <b>Exterminator</b> <b>Contracted by Indivd. Owners</b>
Timbercreek	CAMS Attn: Lee Bracey, Community Manager 1630 Military Cutoff Rd., Ste. 108 Wilmington, NC 28403 (910) 256-2021 <a href="mailto:lbracey@camsmtg.com">lbracey@camsmtg.com</a>	See attached page	<i>Ext Maint., Landscpg, Pool Maint., Flood Ins on ext Bldg, Liability for grounds only, reserve contribution</i> <b>Exterminator</b> <b>Clegg's (Outside Bldg Only)</b> <b>(910) 278-9484</b>
The Villas	John Godshall PO Box 3218 Bald Head Island, NC 28461-7000 jgodshall@carolina.rr.com	\$345 / Year + \$275 / Month	<i>garden islands, irrigation sys, lagoons, bridges, roadways, signage, lighting.</i> <b>Exterminator: Terminix</b> <b>(252) 617-2423</b>
Harbour Village	Bob McKoy/Vicki Glover Network Real Estate bobmckoy@networkwilmington.com 910 458 8881 or 1 800 830 2118  Anita Schnog, Board President schnog@bellsouth.net	\$345 (Home) / Year \$115 (Lot) / Year + \$730/ Year	<i>Dock, Fence/Planters, Storm Water Detention Pond, Common Area Landscaping, General Admin.</i> <b>Exterminator</b> <b>Contracted by Indivd. Owners</b>

# 2018 Bald Head Island HOA Dues & Taxes

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## Bald Head Island Association

Carrie Moffett  
 Bald Head Association  
 PO Box 3030  
 BHI, NC 28461-7000  
 (910)457-4676 ext.21 / Fax (910)457-4677

**Homes:** \$345/year      **Lots:** \$115/year

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## Hammocks

**(2018 special assessment-to be evaluated annually) = 2 bdr-\$1,271 , 3 bdr- \$1,523**

3 Bedroom..... \$10,512.62 with **assessment**  
 2 Bedroom..... \$ 8,795.15 with **assessment**  
 Crofter..... \$ 976.86/yr

## Harbour Village Association (Annual)

Home or Lot                      \$730 + \$345

## Neighborhood Association Fees (Monthly/Quarterly)

Flora's Bluff.....\$100 mo + \$345(Home)/\$115(Lot)	RJ Bldg 1-4 Units A&B.....\$465.90 mo + \$345(Home)
Killegray Ridge.....\$100 mo + \$345(Home)/\$115(Lot)	RJ Bldg 1-4 Units C&D.....\$427.08 mo + \$345(Home)
Ibis Roost.....\$220 mo + \$345(Home)	RJ Bldg 5-6 Units A&B.....\$491.78 mo + \$345(Home)
Club Villas.....\$275 mo + \$345(Home)	RJ Bldg 5-6 Units C&D.....\$465.90 mo + \$345(Home)
Lighthouse Landing.....\$725/qtr + \$345(Home)	RJ Bldg 7 Units A&B.....\$504.73 mo + \$345(Home)
Sabal Palms.....\$525/qtr + \$345(Home)/\$115(Lot)	RJ Bldg 7 Units C&D.....\$478.84 mo + \$345(Home)

## Timber Creek

Lower units (B) \$806.10 Monthly, Upper Units (A) \$946.28 Monthly.

Also add a \$150 one-time set up fee for new owners.

Timbercreek Association are now governed by CAMS (910) 256-2021

## Royal James

Bldg	Unit A / Mo	Unit B / Mo	Unit C / Mo	Unit D / Mo
1	\$465.90	\$465.90	\$427.08	\$427.08
2	\$465.90	\$465.90	\$427.08	\$427.08
3	\$465.90	\$465.90	\$427.08	\$427.08
4	\$465.90	\$465.90	\$427.08	\$427.08
5	\$491.78	\$491.78	\$465.90	\$465.90
6	\$491.78	\$491.78	\$465.90	\$465.90
7	\$504.73	\$504.73	\$478.84	\$478.84

+ \$345(Home)/\$115(Lot)

**Bald Head Island c/o CAMS**

1630 Military Cutoff Road, Suite 108

Wilmington, NC 28403 • Telephone (910) 256-2021

Homes: \$345                      Yearly                      Lots: \$115

*(\$150.00 set up fee per closing on lots and homes)*

**Supplemental – Yearly**

Palmetto Cove (Home).....\$517 + \$345	CFS Plat 2 (Home).....\$1,490 + \$345
Palmetto Cove (Lot).....\$172 + \$115	CFS Plat 2 (Lot).....\$497 + \$345
The Grove (Home).....\$1185 + \$345	CFS Plat 3 (Home).....\$1,277 + \$345
The Grove (Lot).....\$395 + \$115	CFS Plat 3 (Lot).....\$426 + \$115
Cedar Court (Home).....\$171 + \$345	CFS Plat 5 (Home).....\$1,091 + \$345
Cedar Court (Lot).....\$57 + \$115	CFS Plat 5 (Lot).....\$364 + \$115
Palm Court (Home).....\$240 + \$345	CFS Plat 7 (Home).....\$1,246 + \$345
Palm Court (Lot).....\$80 + \$115	CFS Plat 7 (Lot).....\$415 + \$115
Braemar Highlands (Home).....\$51 + \$345	CFS Plat 8 (Home).....\$1,279 + \$345
Braemar Highlands (Lot).....\$17 + \$345	CFS Plat 8 (Lot).....\$426 + \$115
Loggerhead Trail (Home).....\$702 + \$345	CFS Plat 9 (Home).....\$1,130 + \$345
Loggerhead Trail (Lot).....\$234 + \$115	CFS Plat 9 (Lot).....\$377 + \$115
Keeper’s Landing (Home).....\$2,692+ \$345	CFS Plat 13 (Home).....\$1,708 + \$345
Surfman’s Walk (Home).....\$1,710 + \$345	CFS Plat 13 (Lot).....\$569 + \$115
SW Units 1,2,11,13 (SF 5 Alleys).....\$2,801+ \$345	CFS Plat 21 (Home).....\$3040 + \$345
Kitty Hawk (Home).....\$1666 + \$345	CFS Plat 21 (Lot).....\$1013 + \$115
Kitty Hawk (Lot).....\$555 + \$115	CFS Single Family 22, Inc.....\$333.33
Sumner’s Crescent Home.....\$1,910 + \$345	

**Yacht Club**

\$18.50 per foot per quarter

**Middle Island**

WENDELL WILMOT  
 P F R O N T I E S

Improved Forest Lot: \$2,081 yearly  
 Unimproved Forest Lot: \$1040 yearly  
 Improved East Beach Lot: \$1637 yearly  
 Unimproved East Beach Lot: \$819 yearly

Contact Information:

Lynn Barnard

1 Dogwood Ridge Lane, BHI, NC 28461

PO Box 3321

Bald Head Island, NC 28461

BHI: (910) 457-0231 / Home: (912) 598-1597 / Cell: (912)247-2546

[lrbarnd@bellsouth.net](mailto:lrbarnd@bellsouth.net)

**2017-2018 Tax Rates per \$100 Evaluation**

Bald Head Island Village.....\$0.6663	Southport..... \$0.2456
Smithfield Township (BHI is in).....\$0.040	Plus Smithfield Township.... \$0.0400
Brunswick County..... \$0.485	Brunswick County..... \$0.4850
<b>Total..... \$1.1913/\$100 evaluation</b>	<b>Total..... \$ .7706/\$100 evaluation</b>
<b>BHI MSD Zone A.....\$ 0.0808</b>	
<b>BHI MSD Zone B.....\$ 0.0506</b>	

## 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	Scheduled Exterior Painting, 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	Scheduled Exterior Painting (according to schedule), common areas, garages (Garages are association-owned), swimming pool maintenance

For more information on real property taxes in Brunswick County, determining your taxes, how to appeal your tax value, etc, please visit:

<http://www.brunswickcountync.gov/tax/rates/>