



BAHIA BAY NEWSLETTER

August 2018

www.Bahiabayhoa.com

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Board of Directors 2017-2019

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General Email Box
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MUCH APPRECIATION

To each person who helped at the last Access Lot Work Party. See Access Lot Update for all we accomplished.

Great Teamwork!

HELP NEEDED

There will be an upcoming need for help so please watch for our Work Party Signs.

HOA Community Party 'SUMMER BASH'

We had a great time July 14th at our Summer Bash party. Neighbors enjoyed great food, music, kid's games and the biggest hit of all **SNOW CONES**. 80+ people turned out for the Bash. Stayed tune for pictures posted on our website.

ACCESS LOT UPDATE: IMPORTANT!

- **Boat Ramp Assessment:** At our annual meeting May 19, 2018, a \$150.00 One-Time Assessment was approved and is due by 9/1/18. We cannot begin the repair until the funds are in hand. All HOA members are required to pay the Assessment. To reiterate why the ramp needs repair:
 - Ramp is split & broken off in pieces about 10 feet from the end
 - When launching, vehicles are partial submerged due to improper grading
 - Continued deterioration and stricter rules and guidelines for repair
 - At some point, Duke may not permit significant repairs (new rule: No longer allowed to replace any part of the ramp nor pour concrete into the lake)
 - Home values (for all residents) could decrease per local realtors, as ramp issues worsen
 - With each passing year it gets more expensive
- ❖ **Porta Jon:** A wooden enclosure was built around three sides and will be used for trash cans when not in use.
- ❖ **Shower Head and Hose Bib:** Both were replaced.
- ❖ **Pedestrian Gate and Walkway:** A pathway was built making it accessible for strollers and wheelchairs.
- ❖ **Rolling Gate:** The gap between the gate and fencing was closed and wire installed to prevent people from going through it. Entering through this gate requires use of your access lot key. To ensure only residents use our ramp, the gate is to be locked at all times. Once you enter/leave, lock the gate behind you.
- ❖ **Beautification:** New gravel was put in the area leading to the ramp. Please drive carefully so the gravel will remain in place. A flower planter was created on the left side of the lot.
- ❖ **Dock:** Two new floats were put on the floating dock.

FROM THE TREASURER

Thanks to members who have paid their 2018 - 2019 annual dues. Members who are delinquent, per the bylaws, after the 120 day grace period will incur a 10% late fee applied to **all** outstanding dues. **You must return your old Access Lot key with your payment.** A \$25.00 FEE WILL BE CHARGED FOR LOST KEYS.

Mail dues, old access lot keys to:
Bahia Bay HOA
P.O Box 1202
Cornelius, NC 28031

Upon receipt of payment, a new access lot key will be mailed to you within 10-14 days

DUES: IMPORTANT: Homeowners with a past due balance of \$500.00 or more are subject to a Claim of Lien on their property.

ASSESSMENT FEE \$150 .00 due 9/1/18