



BAHIA BAY NEWSLETTER

www.BahiaBayHOA.com

Email: info@bahiabayhoa.com

JULY 2023

Board of Directors 2023-2024

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Member at Large

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A few friendly reminders:

New fencing, changes and/or additions to fencing should comply with Cornelius regulations. Fencing should be limited to 8' tall in the rear yard and 4' tall in the front yard.

Please drive slowly through our neighborhood! Lots of children at play!

Access Lot hours are from Dawn to Dusk. Cornelius Police will be contacted if necessary to enforce.

THANK YOU BOARD OF DIRECTORS & VOLUNTEERS

We want to take a moment to thank the previous Board of Directors on a job well done and thank you to the MANY volunteers that utilized their time and talents to repair, add, maintain and complete the following projects in our community from May 2019-May 2023:

Installed a new gate to the access lot

Added concrete at the pedestrian gate to the access lot

Repaired the boat ramp

Added a permanent firepit

Cut down trees and stacked firewood for firepit

Added a permanent charcoal grill

Replaced deck boards, hand rails and created seating on the fixed dock

Replaced boards on top of the sea wall and added rip rap

Stained handrails and beams on the dock

Stained picnic tables

Added decking and rope to the pedestrian entrance of access lot

Removed overgrown bushes and added plantings to both community entrances

Gravel was added to the access lot driveway on July 1st

WOW! WHAT AMAZING ACCOMPLISHMENTS!

BAHIA BAY VOLUNTEERS ROCK!

ACCESS LOT UPDATE & REMINDERS

The New Access Lot Committee met on June 17th and voted to replace the decking boards on the floating dock with Trex. This project is slated for Sept/Early Fall '23. 17 Neighbors have signed up for this committee.

Shannon McKenzie is our chair person. Contact her with questions or to help at shannonmc@mac.com

Please continue to lock the pedestrian gate upon arrival and departure. In the past when it has been left unlocked, people who are not from Bahia Bay began using the Access Lot. This is not only a nuisance but a liability for our Association.

Dogs must be on a leash when in the access lot and on the dock.

Do NOT park along the road in front of the access lot. Towing will be enforced in this area. Please park inside the gate.

Email info@bahiabayhoa.com to use the lot for groups of 10 or more. Remind your guests to close and lock the gate as they enter and exit and please put the picnic tables back if you moved them together while gathering with family and friends.



SAVE THE DATE! Bahia Bay Summer Social

Saturday, August 19TH

11:00AM – 3:00PM

Join your neighbors at the access lot for an informal social with activities, swimming and games. Bring a covered dish to share and BYOB. We will provide the burgers and franks. **Please RSVP to Melissa Lungarini (773) 326-9270**

Board of Directors Spotlight

Susie Duvall – Treasurer

Although originally from Ohio, I've called the Charlotte area home for over 30 years. I spent many years in the financial industry but made a career change in 2018 and became a licensed real estate agent. My husband, Chuck, is a commercial construction superintendent and we love renovating homes. We have lived in Bahia Bay for 3 years and love this friendly and tight-knit neighborhood. I've raised 2 children here, a grown daughter who lives in Charlotte and a son who attends Hough High School. We enjoy being on our beautiful Lake Norman as often as possible.

Thank you for letting me serve as the Bahia Bay Treasurer, and if you have any questions about your dues, access lot key, or parking pass, I'm your gal!

NOTES FROM THE BOARD

Contact Susie Duvall to pay your 2023 HOA Annual Dues of \$75 that was due on June 1st. Members who are delinquent, per the Bylaws, after a 90-day grace period will incur a 10% late fee which is applied to all outstanding dues. The 10% late fee will be assessed after Sept 1 at which point your payment should be \$82.50. Less than 40% of homeowners have paid their 2023 dues.

You can mail your dues and old access lot key to:

Bahia Bay HOA
P.O. Box 1202
Cornelius N.C. 28031

You may also pay your annual association dues by using Zelle and transferring funds to info@bahiabayhoa.com. You will still need to return the prior Access Lot key to Susie Duvall. Please enclose your old access lot key and put your address on the check so it can be applied to the correct property. Home owners with a past due balance of more than \$500 are subject to a Claim of Lien on their property.

There is a \$25.00 fee for lost/unreturned keys.

Please contact Bahia Bay HOA when you plan to do any home improvements that require a building permit. You should also contact the Cornelius Planning Board to get zoning approval. Their phone number is: 704-896-2461.

WE NEED YOU!

We are looking for volunteers to serve on several Committees. Our committees include the Beautification, Social, Judicial, Housing and Access Lot Committees.

If you are interested in volunteering on any one of these committees or would like more information, please reach out to MaryAnne Merkel at fairwayleasing@yahoo.com.

Considering an upgrade to CLT Water and/or Sewer? Check out the Char-Meck New Connection web page:

<http://www.charlottenc.gov/water/DevelopmentProjects/New-Connections>

WELCOME NEW NEIGHBORS!

Mike & Michelle Kutsch – 21307 Rio Oro

Melissa Volpe & Daniel Skarda – 20615 Rio Oro

Greg & Patti Bell – 21200 Rio Oro

If you would like the Newsletter to recognize your recent move to Bahia Bay, just give a board member a call or email us.

Here is a great resource to newcomers and established residents:

LKN Visitor Center Catawba Ave.

704.987.3300

<http://www.visitlakenorman.org>