

Newsletter Bahia Bay Community Assoc. June 2025



www.BahiaBayhoa.com

PO Box 1202, Cornelius, NC 28031

Email - info@bahiabayhoa.com

Our Facebook - <https://www.facebook.com/groups/669920288375918>

2025-2027 Executive Board

President

MaryAnne Merkel
fairwayleasing@yahoo.com
704-299-2222

Co-President

Kate Detwiler
katiegirl2323@gmail.com
815-482-7045

Vice President

Steve Guittar
cobraem@aol.com
904-553-3655

Secretary

Kathleen(Kat) Cook
khc4love@live.com
704-895-5311

Treasurer

Kimberly (Kim) Thayer
kimsellsatthelake@gmail.com
704-591-0935

Member at Large

Shannon McKenzie
Shannomc@mac.com
704-778-6863

Our new board met on Wed. June 4,
2025 for 2 hours. We will share at
next general meeting.

Hi neighbors,

Welcome all new residents! Our annual general meeting was held on **Saturday, May 17, 2025 at 10:00am** at our private waterfront community area/access lot, 21418 Rio Oro Dr., Cornelius, NC 28031 **and gate lock was switched to new key for 2025-2026.**

Neighbors who still need to pay our required **\$75** annual dues & get your gate/s key 2025-2026 (turn in your old key) to our new treasurer Kim Thayer & she said to contact her at 704-591-0935 (please be respectful of times) or mail **\$75** annual dues to our PO Box 1202, Cornelius, NC 28031 with old key (Recyle) or you can pay with Zelle. Make check payable to **Bahia Bay Community Association** & please write your **property address** on your check for our treasurer. **Lost/missing keys are an extra \$25 in addition to your dues.**

July 4th Neighborhood Picnic



Friday 7-4-25 from 3pm-6pm

Bring a dish and or fixings to share, your favorite beverage, & water toys. Burgers & hot dogs provided by Bahia Bay social fund. Please contact Melissa text at 773-336-9270 if you can volunteer decorate or clean-up & email melissa.lungarini11@gmail.com. Look for signs & our Facebook page for updates.

Boo Bash 26th Annual - Sat. 10-25-25 from 2pm-5pm

Food, games, prizes, costume contest, & more. All ages welcome. Please volunteer to help! Thanks to Brandi, Jeff, Kat, Mike, Melissa & all volunteers who helped with the Boo Bash 25th party last year!

Annual Community Yard Sale - Summer or fall yard sale this year?

Does anyone want to have it? Head that effort? If so, contact Kat text at 704-895-5311. Look for signs & our Facebook page for time & updates.

Waterfront community Area/Access Lot News

Pier replaced with Wear deck completed in June 2025: Passed

Spend up to \$25,000 replace pier the annual meeting on May 17, 2025. Old 2023-2025 board hired South Shore Docks to replace decking & railing at a cost of \$21,800.00 started on 6-4-25. Staining rails & posts on marine grade treated lumber completed by a professional contractor in Fall 2025 or Early Spring 2026.

Steps replaced with Wear deck competed in May 2025:

Old 2023-2025 board hired Brandon Cassarino Home Improvement Contractor at a cost of \$1,995.00. Brought to our attention the handrails need t extending to the end of the steps & a 7th step (like before) needs to be added for the **safety of our neighbors and visitors**. There's a 22 inch drop-off right now. **Be Careful until these repairs are completed.**

Thanks to all our volunteers & caring about our neighborhood. *Helping keeping us a safe, fun & beautiful place to live.*

**Thanks, MaryAnne, Kate, Steve, Kim, Kat, Shannon
(2025-2027) Bahia Bay Executive Board**





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2025 – 2027 Committees

Beautification Committee

Tim & Karol LaCroix (Chairperson) 919-608-0033
Holly Millsaps 704-996-9849

Scott Thayer 704-239-8642
Kathy Long - 704-576-5903

Housing Committee (Property Improvement email plans)

Steve Guittar (Chairperson) 904-553-3655 cobraem@aol.com
Cheri Strome 704-201-8394 homehuntergirl@gmail.com

MaryAnne Merkel 704-299-2222

Social Committee

Melissa Lungarina(Chairperson) 773-336-9270 Brandi & Jeff Long 704-575-9859 Kat Cook 704-895-5311

Judicial Committee

Shannon McKenzie (Member at Large) & (Chairperson) 704-778-6863 Shannonmc@mac.com

Access Lot Committee

Tim Wilson 704-618-5302	Larry Donaghue 704-674-9440	Shannon McKenzie 704-778-6863
Kat Cook 704-895-5311	Chuck Bruce 980-275-3806	Scott Thayer 704-239-8642
Justin Terrell 704-661-4866	Scott Heintz 704-437-7028	Cheri Strome 704-201-8394

Webmaster - Micah Smith info@bahiabayhoa.com

Welcome New Neighbors & Wellness (new) - Passed

Welcoming new neighbors has been revived, thanks to Cheri! Interested in volunteering, please contact Cheri Strome (Chairperson) at 704-201-8394 or homehuntergirl@gmail.com. Updates at our Facebook page.

All welcome, like to help by serving on a volunteer Committee, please text name, email & committee name/s to Kat. Committees will be meeting soon to discuss plans or projects & vote. List is 5-17 meeting sign up sheets.

Reminders & Other Issues

Keep The Gates Locked Walkway & Vehicle Access - No Parking

No parking on the grass in front of or blocking the gates at our waterfront community area. Please inform family members, renters, friends & thanks. Our neighbors need room to pull in & out boats with their trailers. Also, keeps little kids from sneaking in that can't swim or without life jacket. Gates remains **locked at all times** includes after entering or exiting our waterfront private neighborhood park.

Leash & Tethering Ordinance - Town of Cornelius & Cornelius police dept. fines

"Requires all animals, excluding cats, be restrained using a leash or cage when off the owners property. Can look it up Section 91.06 (G-1)at <https://cornelius.org/residents/faqs/index.php>
Shall be unlawful to fail to remove feces deposited by a dog on any public street, sidewalk, gutters, right of way, or other public property. Let your renters, dog walkers, family & friends know. Fines escalate with each offense. **Dog poop/feces bags** - In our green metal box on pole waterfront community area if needed.

Air B & B & Short Term Rentals - Town of Cornelius

Town of Cornelius has ordinances on short term rentals. Please contact for enforcement issues. <https://cornelius.org/residents/faqs/index.php>

Access Lot Rules - (new renters & new homeowners) Please review the posted rules sign in our waterfront community dock area with main points on it. **Please let family, & friends know swim at your own risk, give access lot rules by text picture of the sign or print it out. Parties or other events waterfront community dock area/access lot** – Any event involving 10 people or more are required to notify the social chairperson Melissa or Kat at least one week or more in advance to reserve. (please limit guests on holidays & peak times so everyone can enjoy)

