



Bahia Bay Comm. Assoc. Spring Newsletter 2026

www.BahiaBayhoa.com

PO Box 1202, Cornelius, NC 28031



Email - info@bahiabayhoa.com

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

2026-2027 Executive Board

President

MaryAnne Merkel

Vice President

Tim Wilson

Secretary

Kat Cook

Treasurer

Kimberly (Kim) Thayer

Member at Large

Shannon McKenzie

Webmaster

Micah Smith

info@bahiabayhoa.com

Access Lot Committee Chair

Doug DeCastro

Beautification Committee Chair

Tim & Carol LaCroix

Social Committee Chairperson

Melissa Lungarini

Judiciary Committee Chairpers-

MaryAnne Merkel

Housing Committee Chairperson

Tim Wilson

Welcoming New Neighbors & Wellness Committee Chairperson

Cheri Strome

Hi neighbors,

General Annual Meeting – 10am Sat. June 20, 2026 Gate lock change on June 20, 2026. (Rain date June 27)

Agenda General Annual Meeting Bahia Bay Community Association
10am Saturday on 6-20-26 (Rain date June 27)

Meeting called to order and Motion to start meeting & 2nd.

Read minutes.

Order of business.

1. Introduce Executive board members & their replacements till 5-31-27.
2. Introduce Committee chairpersons.
3. Treasurer report & budget proposal by Kim Thayer.
4. Budget Vote June 1, 2026 through May 31, 2027.
5. Committee chairpersons to speak.
6. Old business
7. New business

Collection of yearly dues and new keys given for gate lock change on 6-20-26.
Motion to close meeting & 2nd.

Also, new is PayHOA our app has service fee to pay your dues this way scan QR code (page 3) or <https://app.payhoa.com/auth/login>

Community Yard Sale Sat. May 16

Saturday 5-16-26 from Time: 8am-2pm

Gather your unwanted things in your yard, garage, driveway to sell for our Annual Community Garage Sale. See signs up, our Facebook, paper & our website. Questions text Kat C. at 704-895-5311. Rain Date Sat. May 23

July 4th Neighborhood Picnic

Saturday 7-4-26 from Time: 3pm-6pm

Bring a dish to share, your favorite beverage, & water toys.

Hamburgers & hot dogs provided by Bahia Bay social fund. Jeff is cooking again! Please text Melissa 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. No fireworks permitted at access lot/waterfront area.



Golf Cart & Bike Parade July 4th

Time : 10am line up & meet in front of our access lot/waterfront area.

250 years celebration please decorate your vehicle & dress up! Bicycles, motorcycles, dune buggies all welcome to join the parade.

Summer Socials Every Thursday & Join Us

Every Thursday from 5:30pm-sunset at our waterfront area/access lot at 21416 Rio Oro Dr. Our Facebook page will post updates. (weather)

Thanks, MaryAnne, Steve, Kim, Kat, Shannon
(2025-2026) Executive Board Bahia Bay Community Association





Scan code to sign up or type <https://www.facebook.com/groups/669920288375918>
www.BahiaBayhoa.com PO Box 1202, Cornelius, NC 28031

Welcome all new residents! We're a neighbor helping neighbor & like to have fun. See all of our bylaws & restrictions on our website. (bahiabayhoa.com)

Reminders & Other Issues

Access lot/Community area - (new renters & new homeowners) Blue Container = Recycle & Green Container = Trash. Please be mindful by putting recycle in the blue container . Put dirty diapers, dog poop, etc. in plastic bags before throwing in the green trash container. Dog poop bags in the green metal box.

Access Lot Rules - (new renters & new homeowners) Keep all dogs on a leash. (safety & there's a law) 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 & no lifeguard on duty, give access lot rules by text picture of the sign or print it out.**

No using toxic chemicals in our community waterfront & area's for killing weeds (ex. Roundup) etc. Inform your renters, lawn workers, family & friends. **Can use vinegar, salt, baking soda, Citrus oil, black landscape cover or plastic, boiling water, burn with flame weeder, & organic instead.**

Access Lot Official Hours - (new renters & new homeowners)

The access lot is considered closed after dark each day and does not open until daylight the following morning.

Fire Pit - do not leave unattended & always put fire out before leaving

Can pull our water hose to put the fire out with hose at fire pit too. It's next to our spiket & shower

Also, can use the 5 gal. bucket at fire pit to put fire out with lake water. (stop throwing away or removing our 5 gal. bucket under the bench/s)

Parties or other events waterfront community dock area/access lot – Involving 10 people or more (ex. church group, birthdays, graduation) are required to notify at least 1 week or more in advance to share. Can go to our website to reserve access lot or 10 or more by clicking contact us side bar, button or page & put your details in message section, name, email, address, phone number & click the red submit button. It's under general contact section at bahiabayhoa.com Or can go to PayHOA.

Keep yards mowed regular, free of trash & debris. Green Container = Trash Blue Container = Recycle

Safety Alert - People sinking in sand & mud at Lake Norman State Park in May. Our neighbor has workers redoing their dock & let your family, guests & renters know be on alert beside our ramp while putting your boat in the water.

Our Executive Board met May 8, 2026 addressing issues.

Homeowner's read & follow Article 12 & Article 19 in our bylaws if needed for issues at www.BahiaBayhoa.com Only community wide issues are escalated to the executive board.

Our neighbor Annie Lou Farrington of 50 yrs. passed on Dec. 12., 2025 & built her home in 1975. We hope Terry Small (son) & family find peace in her light of such a beautiful spirit & memory lives on. (Terry & wife Lisa still live in Bahia Bay)

Thank you to all our volunteers & caring about our neighborhood!
Helping keeping us a safe, fun & beautiful place to live.





Scan code to sign up or type <https://www.facebook.com/groups/669920288375918>
www.BahiaBayhoa.com PO Box 1202, Cornelius, NC 28031

Neighbors, please pay our required \$75 annual dues. Get your gate key 2026-2027 (turn in your old key) at our annual meeting at the table, we recycle. Or, if unable to attend meeting contact Kim (treasurer) her at 704-591-0935 or contact Kat Cook at 704-895-5311 (please be respectful of times) 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 \$75 dues.**

A 10% penalty will be applied to any outstanding dues if not paid in full within 120 days of the due date of June 1st.

Stay Connected with Bahia Bay Through PayHOA

To help improve communication within our community, we encourage all homeowners to log into the Bahia Bay PayHOA platform and make sure your contact information is up to date.

By adding your current email address and mobile phone number, you will receive:

- Important HOA announcements
- Community updates and meeting notices
- Documents and attachments
- Access lot and amenity information
- Dues reminders and notifications

Please take a few minutes to verify your information and stay connected with the community.

Scan the QR Code Below to Access PayHOA



If you have not yet created your account, simply scan the QR code to get started. Thank you for helping us improve communication throughout Bahia Bay! Or, <https://app.payhoa.com/auth/login> . Contact Kim (treasurer) contact her at 704-591-0935 or contact Kat Cook at 704-895-5311. (please be respectful of times)

Join us for 27th Annual Bahia Bay Boo Bash Oct.

October 2026 Food, live music, costume contest, bounce house (bring socks), & more. All ages welcome & wear a costume! Bring a dish &/ or fixings to share, your favorite beverage. Barbecue & hot dogs provided by Bahia Bay social fund. Volunteers needed to help! Please contact Melissa L. text at 773-336-9270 to decorate or clean-up & email melissa.lungarini11@gmail.com. Look for signs at our Bahia Bay entrances & our Facebook page for updates plus updates in Newsletters.

Thank you to all our volunteers & caring about our neighborhood!
Helping keeping us a safe, fun & beautiful place to live.

