

February

BAHIA BAY NEWSLETTER

February 2016

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2015-2017

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GENERAL MEETING

March 13, 2016 at 2:00pm

Access Lot (rain or shine)

The purpose of this meeting is to vote on funding additional projects at the Access Lot suggested and approved by the Access Lot Committee.



Projects that will be up for vote are:

*Removal of the current post and rail fence, that has fallen in disrepair and replaced with a black aluminum fence. Estimated cost of \$3000.00. This will ensure safety at the access lot.

*Replace a faulty float for the floating dock with a cost not to exceed \$500.00. This will ensure safety at the floating dock.

FRIENDLY REMINDER

2015-2016 dues were due in May 2015 and are now 9 months past due. As such, a 10% penalty will be applied to any past due dues. For example, if you were current up until May 2015, you now owe \$55.00, not the standard dues payment of \$50.00. If you have a previous balance, please contact the Treasurer for your updated balance that is due to the HOA. Please note that access lot keys will not be distributed until dues are paid in full.

Bahia Bay HOA, PO Box 1202, Cornelius, NC 28031

BAHIA BAY NEIGHBORHOOD Market Analysis 2015

Average Days on Market = 28

Waterfront Sales = 5

Non Waterfront Sales = 7

Avg Sale Price \$533,000

Avg Sale Price \$221,400

Avg Sq Ft 2327

Avg Sq Ft 1743

Avg \$ Per Sq Ft \$229

Avg \$ Per Sq Ft \$127

Information source was provided by MLS and GIS of Mecklenburg County)

Call MaryAnne today to view the ONLY home for sale in Bahia Bay.....**21018 Rio Oro Drive – Asking Price 429,000**

Waterfront with over 3100 sq ft, hot tub, sandy beach, fully finished basement. Listed by-ERA Wilkinson

Still Pounding Out A Winning Team

MaryAnne Shook

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