

THE DUCK CALL

The Newsletter of Mallard Bay Property Owners Association

AN EXCITING WATERFRONT COMMUNITY CREATING THE HIGHEST
STANDARD FOR

VOLUME IV NUMBER 2

FALL 2005

MBPOA PRESIDENT'S MESSAGE

Carol Bracker

Welcome fall!! After a very long, hot summer the cool fall mornings and moderate day temperatures are a welcome relief.

It was also a very welcome relief to receive from the Virginia Marine Resources Commission the official notification on August 24, 2005 that we had satisfied the conditions of their Notice to Comply #05-06 and no further enforcement action would be required. This will allow us to proceed with submitting our request to expand the current community pier to allow for an additional fourteen boat slips. The proposed expansion also allows for an additional shorter pier that would be used for kayak and canoe launching and crabbing. We will have a drawing of the proposed expansion available at the annual meeting.

Other positive happenings in the community include the recent painting of the clubhouse, pool house and guard house. At the same time the decking around the clubhouse was power washed and sealed with a colored sealer. Mr. Sonny Carey with L and J Termite Company did an exceptional job with the painting and power washing.

In April, Nash Roofing from Fredericksburg, VA replaced the shingles on the Clubhouse, pool house and guard house with 50 year shingles.

The Clubhouse chimney is currently being repaired by Chris Montag of Stone Creations Masonry, and the repairs include a new chimney cap and replacing and repairing loose mortar and stones. This repair should be finished within the next week.

Herb Fowler and Doug Korman built an additional roof overhang on the Clubhouse to help shelter the new Clubhouse gas grill.

When you drive in the entrance you will notice the entry fence has been power washed and painted. This was done by Dolph Wais and his son, Carl. Dolph will be our new property manager in 2006.

Aqua Virginia has almost completed the installation of an emergency generator at the original well. This will provide us with back up electricity to run the well pump during periods of power outages.

The 2005 Mallard Bay Property Owners Association Meeting will be held on Saturday, October 15th at 2:00 P. M. at the Clubhouse. I hope that you will be able to attend and see for yourself the improvements that have been made. We would also like to hear your ideas and views for how you would like Mallard Bay to grow.

LANDSCAPE DESIGN COMMITTEE

Tisha Hauser, Chairperson

It's been another great year at Mallard Bay. The Landscape Design Chairperson, Tisha Hauser is looking for a volunteer (Co/Assistant Chair) to help schedule the weeding schedule and to perform other planting projects.

Below are the dates for 2005/2006 Weeding Schedule. There will be a sign up sheet at the annual meeting so please check your calendars and be prepared to sign up for a date or two. Weeding takes place at the entrance Gate House on one day during your week. I usually send out

an email the Thursday before the week as a reminder. I am hoping to get 4 people to work together for each period. Two people can do it but it'll take twice as long.

April 24 – April 30
May 8 – May 14
May 22 – May 29
June 5 – June 11
June 26 – July 2
July 17 - July 24
August 7 – August 13
August 28 - September 3
September 18 – September 24
October 2 – October 8
October 16 – October 22

Any suggestions regarding landscaping are greatly appreciated. Please contact me with suggestions or to volunteer.

Tisha Hauser, Landscape Committee Chairperson,
817 Mallard Bay Drive.
804-580-4874

tisha@rivnet.net

ROADSIDE CLEAN UP

Last May, volunteers from Mallard Bay joined with Knights Landing to cleanup Route 642 in front of Mallard Bay & Knights Landing. The area consisted of about ½ mile. We collected and disposed of 17 bags of trash. Tisha Hauser will be organizing another clean up this spring or before if needed.

EXERCISE IN MALLARD BAY

- ❖ Water Aerobics – When pool opens in May until it closes in October; water aerobic sessions begin at 8:00 – 8:30 AM Monday, Wednesday and Friday.

- ❖ Exercise in the Club House – The exercise classes will resume in the Mallard Bay Club House MWF 8:00AM-9:00AM beginning October – May (after the pool closes until it opens). There is a TV and numerous video exercise tapes. Tisha Hauser is looking for a volunteer to be responsible for opening and closing the club house for this activity. She will make sure it is scheduled for these times.

ARCHITECTURAL REVIEW COMMITTEE

Barret E. Kean, Chairperson

This has been a very busy building season in Mallard Bay. We have five new homes completed or nearing completion, two under construction, and plans for four more under review. Our community, originally platted with 169 lots, is approaching being 50% built out. Growth this rapid places some stress on any community, and Mallard Bay is no exception. But the essential character of the community is unchanged - Mallard Bay remains the best place to live in Northumberland County – maybe in the entire Northern Neck. Everyone who sees our community comments on its beauty, cleanliness, and relaxed, graceful ambience.

Mallard Bay is able to preserve these qualities in the face of rapid growth largely because it is a planned community with enforceable architectural and esthetic standards. When you bought property in Mallard Bay, you received a deed subject to recorded covenants that specify standards for the size and appearance of homes built here. The covenants also contain standards relating to the cutting of trees and clearing of land, parking of RVs and trailered boats, and many other matters that affect the appearance and livability of our community.

The covenants provide for an Architectural Review Committee, appointed by the Mallard Bay Property Owners' Association Board of Directors, with the mandate and the

authority to enforce these standards. All construction in Mallard Bay, including both new homes and any addition or modification (including outbuildings, fences and the like) that affects the external appearance of a property in Mallard Bay, must be approved in advance, in writing, by the Architectural Review Committee. In addition, no tree larger than six inches in diameter may be cut anywhere in Mallard Bay, and no vegetation of any kind may be removed from a Landscape Preservation Zone, without the advance written approval of the Committee. The covenants provide the Architectural Review Committee and the Board of Directors with several enforcement mechanisms to deal with violations of the standards, including monetary penalties that constitute a lien on the affected property, and, in the case of violations by contractors, barment from building in Mallard Bay.

It is significant that these penalties are very rarely invoked. Still, as the community grows, it is sometimes necessary to remind people of their responsibilities under the covenants. Recently, for example, we have asked a number of homeowners to remove trailered boats from their property, screen HVAC or other mechanical systems, and the like. In addition, this year has seen a few instances of trees being cut unnecessarily and without Committee approval. The Committee is requiring property owners to replant areas improperly cut. Generally, you can expect to see more aggressive enforcement of the Mallard Bay covenants in the future.

. Maintenance of our high standards makes Mallard Bay a pleasant and desirable place to live, and keeps our property value rising. The Architectural Review Committee appreciates your cooperation in maintaining those high standards. I encourage you to consult with the Committee early and as often as necessary. If you would like detailed information about Mallard Bay architectural standards and procedures for review by the Architectural Review Committee, I will send it to you upon request. You can reach me by telephone at (804) 580-2709, by mail to 555 Canvasback Drive, Heathsville, Virginia 22473, or by e-mail at mallardbayarc@skyelink.com.

SOCIAL COMMITTEE NOTES

Kathy Kean, Chairperson

The Labor Day cookout and ice cream social was held this year on Sunday, September 4, the day before Labor Day. More than fifty people attended, including a number of new faces. This was the largest attendance for the Labor Day event for several years. Maybe scheduling it on a Sunday, so as not to conflict with the Mallard Bay yard sale, the St. Stephen's craft fair, and other Saturday events, produced a bigger turnout. We'll try more Sunday afternoon events in the future.

Donations at the Labor Day social exceeded costs by \$115.00, and, as announced at the event, this amount was donated to the American Red Cross for relief of Hurricane Katrina victims.

Our next event is the Halloween party, to be held on Saturday, October 29. This event will feature children's activities and prizes for best costume, as well as a pot luck dinner for children and adults alike. Details will be circulated in mid-October.

The Social Committee always welcomes volunteers to help with planning, setting up, and decorating the clubhouse for our social events. Next year, events will include New Year's Eve, St. Patrick's Day, Memorial Day, Independence Day, Labor Day and Halloween. If you are interested in helping, or would just like to find out more about social activities in Mallard Bay, please contact the Social Committee chairperson, Kathy Kean, at (804) 580-2709 or e-mail Kathy at ladypoodle@skyelink.com.

All slips on the pier are rented for this year. Information for 2006 reservations may be found in this mailing.

The Duck Call is a publication of the Mallard Bay Property Owners Association, P.O. Box 87, Heathsville, VA 22473. © 2002

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The Mallard Bay Website www.geocities.com/mallardbay_va