



THE DUCK CALL

The Newsletter of Mallard Bay Property Owners Association

AN EXCITING WATERFRONT COMMUNITY CREATING THE HIGHEST STANDARD FOR
RESIDENTIAL LIVING IN THE NORTHERN NECK OF VIRGINIA

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MBPOA PRESIDENT'S MESSAGE

Carol Bracker

The entrance to Mallard Bay is beautiful right now with the Bradford Pear trees in bloom. Spring is another wonderful season here in the Northern Neck.

Since the annual meeting last October, the Board has contracted to have the original Crabbing Pier/Kayak Launching Pier Trail repaired. The trail has not been used in years and is overgrown and washed out in areas. However the original boardwalk is in excellent shape and the pier itself needs only minor repair. If you have not ventured down this trail, you will be pleasantly surprised. There are several springs that flow under the canopy of trees, and the ferns are numerous. I feel that it will be a destination area for our more athletic members. This construction is scheduled to begin the first week in April and be finished within two weeks.

We have also contracted to have the pool fence power washed and stained to match the upper-decking of the pool area. At the same time we will have the pool concrete surround power washed. This will be done before the pool opens for the season in May.

The Upper Dam Trail has been cleared and is now well marked.

Other projects under consideration include replacing the pipes at the clubhouse. The original pipes were Qwest and one has already failed.

We are also contracting to have gutters installed over the front entrances to the Clubhouse.

The major effort we have been pursuing is the expansion of our original pier to provide more boat slips and also the building of a new, smaller crabbing pier and kayak launch.

The original crabbing pier and kayak dock cannot be accessed by car, making it impossible for some of our community to use.

We have received approval for this project from the Wetlands Board and the Corps of Engineers. We still have to go before the County Board of Supervisors and the Virginia Marine Resource Commission. The County

hearing will be held in April and the current schedule for the VMRC hearing is in June in Newport News. We need a large showing of support for this project at the VMRC hearing. Please try to attend this meeting which will be held on a Tuesday, or if you are unable to attend please sign the petition in this newsletter and return it. Your support is critical. We will be organizing car pooling to Newport News. If you are able to attend the meeting and need a ride, please contact a Board Member. The date of our hearing in Newport News will be posted on the Web site as soon as it has been scheduled.

The funding for the pier can either come from a one time special assessment of \$350.00, or by borrowing the money against our assets. The Treasurer has written an article in this newsletter explaining both options. I asked each of our resident Realtors to comment on how they feel an expanded pier and new crabbing pier would affect real estate values of all the property in Mallard Bay.

The monthly Board meeting has been changed to the second Wednesday of each month at 7:30 P.M. This change was necessary because of the conflict with the County Board Meetings. The meetings are open and you are invited to attend. If you have an issue that you feel the Board needs to be aware of please contact a Board member.

Do not forget that the approved minutes of the monthly Board minutes are published on our Web site:
www.geocities.com/mallardbay_va

We are in the process of establishing a committee for "Mallard Bay 2020". We are concerned for the future of our community and would like to have some potential issues and concerns addressed proactively instead of reactively. Such issues may include, but are not limited to; sewers, expansion of the clubhouse, the properties adjoining our entrance. Current members of the committee are: Ken Brooks, Mike McQuary, Bill Bracker and Rita Johnson. If you would like to be a member of this committee or know of someone who you think would be an asset to the committee, please let us know.

It is exciting to see how our community continues to grow and how our property owners take pride in being a resident of Mallard Bay.

**“DINNER AND A MOVIE NIGHT”
COMES TO MALLARD BAY**
Julaine Cleland

Mallard Bay enjoyed its first "Dinner and a Movie" night on Thursday, March 30 at the Clubhouse. The snacks ran from the traditional popcorn to sandwiches, meatballs, savory spinach squares, deviled eggs, crackers and dip, and pie. Most of us felt it made for a very satisfying if perhaps not particularly balanced dinner. Cushions were also popular additions to the hard chairs.

The Court Jester with Danny Kaye was an hilarious start. This was a old film (Angela Lansbury looked like a teenager), but it is very, very funny, and it was great to remember when movie stars could act, sing, and dance, all at the same time, without a single profane word and wearing all their clothes!

Since this was a success, "Dinner and a Movie" will be a monthly affair.

We'll let you know by email or flyer about the date and feature. Some of the suggested upcoming titles are all of the Sherlock Holmes series from PBS, My Cousin Vinnie, Pretty Woman, The Full Monty, some of the old Humphrey Bogart movies, and some of the half hour BBC comedy series to be shown as short subjects. Contact me with your preferences or suggestions, Julaine Cleland, 580-5563.

We are currently planning April's presentation for Thursday, the 27th, at seven o'clock with two BBC Productions: Jeremy Brett as Sherlock Holmes in Hound Of the Baskervilles, and a single episode from Fawlty Towers, "Basil the Rat".

TREASURER'S REPORT
Jean Widenmyer, Treasurer

The Board has begun the process of applying for permits to expand our current community dock by 14 additional boat slips and construct a new, more easily accessible crabbing /kayak pier on the east side of the present boat ramp. The estimated cost of this construction is \$57,400. This amount cannot be covered by the current annual dues or by the money in reserves.

The Board recommends a one time special assessment of \$350.00 per lot as the most cost effective method to pay for the construction costs. The assessment would levy at the time construction began, or payments could be spread out over three years, (\$150, \$100, \$100).

The other option, instead of a one time special assessment, would be to obtain a loan for either 5 or 10 years at the current 6% interest rate. A 5 year loan at the current 6% interest rate will incur a monthly payment of \$1109.70. This will be \$13,316.40 annually. This would result in a dues increase per lot of \$81.10 annually for five years, a total cost per lot of \$406.00

A 10 year loan at the current 6% interest rate would mean a monthly payment of \$637.26 for a total of \$7647.12 annually. The annual dues increase per lot would be \$46.63 for a ten year period. The 10 year cost per lot would be \$466.

Our hearing before the County Commissioners will be held either in April or May. We are currently scheduled for the final hearing before the Virginia Marine Resource Commission in June. Please let a Board member know which option you prefer to help us make a decision on how to finance this community improvement.

LANDSCAPE DESIGN COMMITTEE
Tisha Hauser, Chairperson

Well, Spring is here and it's time for a little road clean up. Please join me at 8:30 AM at the Gate House Saturday April 22nd. Bring your favorite trash pick-up tool, I'll have bags and vests.

Weeding at the Gate house area will begin the week of April 24th. There are still some slots open on the schedule. I need more volunteers to sign up. When you sign up for a week you only have to weed one day during that week, your choice. I'll send you an email the week before as a reminder and it's a great way to meet new neighbors. Please email or call me with your preferences the dates still available are listed below:

At least two or more people are needed for June 26-July 2 and July 17-July 24. At least one or more additional people are needed for September 18-September 24 and October 16-October 22

Thank you for all your assistance in the past years.

Tisha Hauser, Landscape Committee Chairperson
817 Mallard Bay Drive.
804-580-4874
tisha@rivnet.net

EXERCISE IN MALLARD BAY

Sylvia Baldwin

Water Aerobics: Spring is here and we are excited to again offer Water Aerobics classes at the Mallard Bay Pool starting May 1st (if it is not snowing)...Monday, Wednesday, and Friday 8:00 am. Come join us with some fun in the water. It's free. Can't swim...no problem. Bring a towel and a robe until it gets warmer.

DINE-IN CLUB

Carla Marcel

The Mallard Bay Dine-In Club started three years ago with the idea being that everyone living here would not only have an opportunity to meet and get to know the neighbors but also participate in having great dinner parties. Each year the club has grown and now there are 24 of us.

We meet once a month (except during the months of June, July, August and September) on the second Saturday in the evening and divide up in small groups at several hostesses' homes.

Our Christmas dinner party and our May end-of-the-year dessert party are held at the clubhouse. Our kick-off party will be held on Saturday, October 7th at 6:00 pm at the clubhouse with everyone bringing an appetizer.

So if you are interested in having FUN, FELLOWSHIP AND GOOD FOOD then maybe the Mallard Bay Dine-In Club is for you!

Please call or e-mail me if you would like to join in now or need additional information.

Hope to hear from you

Charla Marcel

580-4849

dwmchm@keyisp.com

ARCHITECTURAL REVIEW COMMITTEE

Barret E. Kean, Chairperson

Despite the general slowing of the real estate boom, building in Mallard Bay continues to accelerate – we had nine starts in 2005, and six already begun or planned in 2006. Mallard Bay is about 50% built out at this point, with no signs of slowing down. A significant part of this

activity is “spec” houses (houses built for immediate resale at a profit) – four of the six currently planned 2006 starts are spec houses, for example. This represents a change in the building patterns in Mallard Bay, where most homes in recent years have been built by or for their occupants, and is an indication that contractors and developers are catching on to Mallard Bay's reputation as the best place to live in the Northern Neck. The Architectural Review Committee has had some concern that builders looking to turn a profit on the sale of spec houses might not have the same concern as owner-occupants for maintaining our community standards. So far, though, most builders have been cooperative.

Under the best of circumstances, though, growth this rapid – especially profit-driven growth - places significant stress on our community. The job of the Architectural Review Committee is to preserve those qualities that make Mallard Bay a beautiful and pleasant place to live – not necessarily to help builders and other sellers of property here maximize their profits, though I expect that if the Architectural Review Committee does its job well, property values will be enhanced in the long run. At the risk of repeating myself, then, I want to reiterate some points I've made in previous newsletters.

Mallard Bay is able to preserve its desirable qualities as a place to live 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. These rules and the procedures for carrying them out apply equally to all Mallard Bay property owners - there are no exceptions for builders of spec houses or for anyone else. 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.

The Architectural Review Committee realizes that these rules are sometimes burdensome and don't always seem to make sense to the individual property owner or contractor. We understand that sometimes you wish we'd just leave you alone. We do try to be as cooperative and unobtrusive as possible. But we need your help and cooperation in maintaining Mallard Bay's high standards, and we must ensure that those standards apply to everyone equally. 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 Social Committee has sponsored three community-wide social events at the clubhouse, for Halloween and New Year's Eve, 2005, and Saint Patrick's Day, 2006. Turnout for these events was a bit slim, but those who attended had a good time.

Upcoming planned events include Memorial Day and Independence Day cookouts, and the traditional Labor Day ice cream social – details will be forthcoming at least two weeks before each event.

A new idea – Mallard Bay "Dinner and a Movie" – was launched recently at the clubhouse with pot luck heavy hors d'oeuvres and a showing of Danny Kaye in "The Court Jester." Many thanks to Julaine Cleland for making this happen. It's currently planned to hold these events once a month – dates to be announced – with the next feature to be the BBC production of "The Hound of the Baskervilles" starring Jeremy Brett as Sherlock Holmes.

The Social Committee always welcomes new ideas for community social events. We've kind of fallen into a rut on this as small attendance may indicate that residents are looking for something new. Dinner and a Movie is a great new idea – now let's have some more new ways to get the community together for a good time! We also need volunteers to help with planning, setting up, and

decorating the clubhouse for our social events. If you're interested in helping, have a new idea for a social event, 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 to ladydoodle@skyelink.com.

PROPERTY MANAGER REPORT

Dolf Wais

The year is young, but we've already undertaken a number of projects. The nature trail leading from the upper dam, a.k.a. FLYWAY COMMONS and ending across from the tennis courts on Canvasback Lane has been cleared and well marked. All (that we know of) who have taken the hike have survived and are accounted for. TLC Landscaping, Inc. has been contracted to resurrect the crabbing pier trail behind the tennis courts. Over the years it has fallen into disrepair to the point where few knew of its existence. The pier itself is in very good condition for its eighteen years. There is an existing canoe and kayak rack at the crabbing pier for your use. Please contact me for more information. Work is expected to commence this month.

The fence around the pool has been reinforced and pressure washing and staining to conform to the deck and rails have been contracted. The concrete pool decking will be pressure washed.

By mid April rain gutters to the overhangs at the Community Center porch entrances to divert water and snow from the stairways will have been installed.

Steve Jones and crew have been busy with spring cleanup and trimming areas in need of attention. Look for the additional mulch at the community center area and back cutting of brush on the lower dam, more to come.

Should you see something that requires my attention, please feel free to contact me.

Marina boat slip requests for 2006 have been assigned and renters have received notification. One slip remains unassigned.

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