



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

VOLUME IV NUMBER 1

SPRING 2005

MALLARD BAY PROPERTY OWNERS ASSOCIATION ANNUAL MEETING

Carol Bracker, Board Secretary

The 2004 Mallard Bay Property Owners Association Meeting was called to order by President Doug Hatch. A quorum was declared.

Secretary's Report: The minutes from last years annual meeting were approved. A motion was made and seconded and the motion passed unanimously.

Doug thanked everyone who volunteered their time and effort. We had volunteers for weeding, cutting and removing trees after Hurricane Isabel, pool cleanup, people who helped with our socials and everyone that made the effort to keep our community one of the best on the Northern Neck.

He also thanked the efforts of our Property Manager, Herb Fowler and our Landscaping Maintenance Person, Steve Jones. Rita Johnson was thanked for her efforts with our newsletter and website.

Doug went on to thank all those people who had served on committees, especially the chairmen. Our Social Committee chairperson, Kathy Kean, Landscaping, Tisha Hauser, New Pier Committee Chairman, Ken Brooks and retiring ARC Committee Chairperson, Harold Baldwin. Harold was thanked for all his efforts and work over the past years. He received a round of applause from the property owners present. The new chairman of the ARC will be Barry Kean.

Review of the past year: 66 homes are completed in the subdivision. 42 of these are full time residents, and currently 6 homes are under construction.

We have cleaned up and repaired most of the damage done by Hurricane Isabel. We have replanted the trees at the entrance and replaced a tennis court net that was destroyed. Other accomplishments during the year included; expanded the Marina Parking lot, repaired the Clubhouse Road, repaired and resurfaced Ruddy Duck Road and submitted it to the state to be taken into the state road system. This will help our budget, as

future repairs will be made by the state. We still need to fix the tennis court fence next to the clubhouse, but we think we can do it with volunteers from the community. We also repaired the trail by the lower lake dam and sprayed for phragmites. We have requested from Sydnor/Aquia permission to install a generator for the water system that would allow us to keep water pressure during an emergency. They have not yet responded to our request.

This past year we have had many socials that were very well attended. Kathy Kean has requested that people volunteer to chair a particular social during the year, plan the theme of the social and decorate for it. Currently there are five socials planned. She will be happy to assist them and share the Social Committee supplies.

Additional accomplishments this year included refinishing the clubhouse floors, spreading additional stones in the Trailer/rec vehicle lot and adding a heat pump to the pool. The addition of the heat pump extended the seasonal pool use by two months. Water aerobics were held in the mornings at the pool.

Items that are in next years agenda include purchasing a new water heater for the clubhouse, cleaning and painting the entrance fences, redefining the Nature Trail on the upper lake and clearing the path to the crabbing pier/canoe dock.

A major concern of several residents is the diminishing number of boat slips available. The Board has addressed this concern by establishing a New Pier Committee, chaired by Ken Brooks. He is researching our options to expand the existing pier and the possibility of building a new pier. He is trying to go through VMRC and is working with staff people to make our request easier to get through the system. We are trying to avoid any dredging since that would involve nine different agencies, both Federal and State. Some thoughts are to make our current T larger or adding additional side piers to it. The other option may be to build a new pier. We believe it is wise to obtain the maximum number of additional slips now, as the process is getting much more difficult. It is a complicated process requiring working with several

agencies. We have obtained cost estimates from two firms for two different possibilities.

The letter sent with proxies this year included a non-binding opinion question on whether the current boat slip reservation policy should be changed to allow those current slip holders first chance at reserving a slip for the next year without having to be part of a lottery. The vote taken at the meeting, including proxies, was 37 in favor of revising the current policy to 24 keeping the current policy.

Jean had copies of the budget for community members attending. A copy of the proposed budget is attached and made part of these minutes. There was a motion to approve the budget, which was seconded and passed unanimously.

The Nominating Committee recommended five people for the coming term. They included current Board members Carol Bracker and Herb Fowler. New members nominated were Susan Faulkner, Inga Lindt and David Stinson. There were no nominations from the floor. Harold Baldwin made a motion to approve the nominees and Barry Kean seconded it. The motion passed unopposed.

Other Business: Nancy Kraugh mentioned that grass was growing on the tennis courts. Herb said he would see if he could kill it with weed killer. It was also asked if there was some way to speed up the time spent at the boat launch, since on busy weekends the wait is longer and longer. The Board will look into this and see if there is a solution to the problem. Sam McKinney said that the county had made him and the neighbors on the shared driveway give the driveway a separate name. County policy is that if there are three or more homes sharing a driveway, the driveway must be a named street. They chose Summer Duck Lane. It was also suggested that we post a speed limit sign at the entrance to the subdivision as people are speeding. A community speed limit of 25mph was suggested.

Doug then mentioned that there has been an increase in the number of complaints about covenant and rule violations. The most common are; Boats, trailer and recreational vehicles parked on lots where they are visible from the street or waterways, dogs running loose, pool toys, beer cans cigarette butts being left about the pool area, also, diving and horseplay around the pool. The pool signs were removed by unknown persons. Other complaints have been of late night noise from the pool area and the removal of trees from the LPZ Area without permission of the ARC.

The meeting was adjourned at 2:35 P.M. Harold Baldwin made the motion for adjournment and Barry Kean seconded it.

Watching Out for Children

With the recent addition of new families in the neighborhood, there is concern for the safety of the children and those residents of Mallard Bay who walk for exercise. A suggestion was made at the recent Board meeting that a "Welcome to Mallard Bay" sign be erected accompanied by a 27MPH speed sign. Further action will be taken at the next meeting.

Play Group Proposed

There is interest in getting feed back regarding beginning a playgroup in Mallard Bay. Anyone interested in forming a playgroup for the young children who live in Mallard Bay please email Kiersten Stinson kierstenstinson@direcway.com.

Please indicate what day and time would be best for you. The playgroup would meet at the Mallard Bay Club House depending on availability of the Clubhouse.

Leash Laws for Dogs

Once again it is necessary to remind all community members and their guests that pets are not permitted in the clubhouse, decks, or pool area, or to roam about the community at large without direct supervision by their owners. Large dogs have been seen repeatedly in the vicinity of the clubhouse in recent weeks. The board of directors has received complaints of other dogs roaming without restriction or supervision throughout the community. This is in direct violation of Mallard Bay community covenants, which are supported by a "leash law" ordinance granted by Northumberland County on July 12, 1998. Please show respect for your neighbors by keeping your dogs tied or fenced in your yards. Report any dogs running free to the Northumberland County Animal Control Officer at 580-6156, or to the county sheriff at 580-5221.

Weeding Help Needed

Tisha Hauser, Landscape Chairperson

I would like to thank everyone that participated in Weeding Mallard Bay in 2003 and 2004. The 2005 season is fast approaching and volunteers are needed for the following dates.

It would be nice to hear from some of the new residents so we can all share in the "fun."

- ❖ June 27-July 2 - need at least 1 more
- ❖ July 18- July 23 - need 2 or more
- ❖ Aug 8-Aug 13 - need at least 1 more
- ❖ Sept 19-Oct 4 - need 1 more
- ❖ Oct 10-Oct 18 - need 1 more
- ❖ Oct 31-Nov 5 - need 2 or more

Please contact Tisha Hauser, 580-4874, or
Tisha@rivnet.net

Exercise Programs Underway

Tisha Hauser

A low impact exercise group meets in the Clubhouse Monday, Wednesday and Friday from 8:00 AM to about 9:15 AM. All residents are welcome. Bring your weights and mats. This group started the first week in January, 2005 and will continue until the pool opens in May. In May – pool water aerobics will resume at the same days and times.

If you have any questions or would like to volunteer/donate any aerobic tapes contact me at the email or telephone number listed below.

Please email me at tisha@rivnet.net or call me at 804-580-4874.

Tuesday Night Bridge

Sylvia Baldwin

If you have ever played bridge, we would like to invite you to join us on Tuesday night at the clubhouse at 7:30pm for bridge. We play every week and welcome new players. If you are interested please call Sylvia Baldwin at 580-6019. Don't worry if you haven't played for a long time, most of us had not either until we retired here. In just a few weeks you will be back up to speed. Looking forward to hearing from you.

Pier Committee

Ken Brooks

The Pier Committee continues to seek and evaluate options for expanding the number of slips at the Community Pier. The leading option is the same option that was discussed during the Association's Annual Meeting last October. This would be a new pier similar to the existing pier that would expand the total number of slips from 16 to 32. The current estimated cost is \$46,000 for this option. A demonstrated need is one of the important factors in obtaining approval from 7 (or more) federal, state and county agencies. Written suggestions and comments are welcomed and will be considered as we prepare the application for approval. This may well be the last opportunity to improve /expand the Community Pier for sometime as the approval process is becoming more burdensome.

Ken Brooks, Pier Committee Chairman
tisha@rivnet.net

Social Committee Report

Kathy Kean

The Mallard Bay Social Committee sponsored six Socials at the Mallard Bay Clubhouse in 2004. Events were held on or near Saint Patrick's Day, Memorial Day, the Fourth of July (cookout), Labor Day (ice cream social), Halloween, and New Year's Eve. The Halloween party, for the first time, focused on the children of the community, with games, prizes for best costume, and a ghostly pinata. Fliers distributed to all homes in Mallard Bay, and e-mails to all property owners, about two weeks before the event, publicized these events. The average attendance was 39 people, with bigger crowds for the summer events.

These Mallard Bay social events are supported entirely by volunteers and by donations from attendees; the Social Committee receives no money from the Mallard Bay Property Owners' Association. Most are "covered dish" affairs with each attendee bringing a dish to share, but the Social Committee provides hamburgers and hot dogs for the cookouts and ice cream for the ice cream social.

In the past, the Social Committee chairperson and a small cadre of volunteers have done virtually all the work of preparing and decorating for these events. At the annual meeting in October 2004, the Social

Committee chairperson, Kathy Kean, called for volunteers to “adopt” one of the annual events in 2005 and organize and conduct it with support from the Committee. The following individuals volunteered:

- ❖ March (Saint Patrick’s Day) Social – Connie and Ray Godwin
- ❖ May (Memorial Day) Social - Leslie Hatch
- ❖ October (Halloween) Social – Inga and Carl Lindh

Volunteers are still needed for July Fourth, Labor Day and New Years Socials. If you’re interested, please call Kathy at (804) 580-2709.

These Socials have a long tradition in Mallard Bay. They’re a great opportunity to socialize with your friends and meet your neighbors. Everyone in Mallard Bay is invited and encouraged to attend in 2005.

2005 Mallard Bay Board

The Board has several items that they would like to accomplish this year. They include, but are not limited to: power washing and painting the entrance fence; putting a new roof on the clubhouse, the guardhouse and the pool pump house; painting the clubhouse; fixing the lower tennis court fence; and opening the upper dam trail. If you have any suggestions for the Board please contact any member of the Board. The Board members this year are:

- ❖ Carol Bracker - President 804-580-9095
wbracker@rivnet.net
- ❖ Bob Cleland - Vice President 804-580-5563
rjcleland@rivnet.net
- ❖ Jean Widenmyer - Treasurer 804-580-5780
jbwret@yahoo.com
- ❖ Susan Faulkner - Secretary 804-580-4647
- ❖ Doug Hatch - Member 804-580-5121
hatchway@crosslink.net
- ❖ David Stinson - Member 804-580-4297
dstinson@rivertowne.com
- ❖ Inga Lindh - Member 804-580-9625
- ❖ Herb Fowler - Property Manager and Dock Manager 804-580-3695
- ❖ Barry Kean - ARC Chairman 804-580-2709
UGNIX@aol.com
- ❖ Kathy Kean - Social Committee Chairman 804-580-2709
ladypoodle@aol.com
- ❖ Tisha Hauser - Landscaping Committee Chairman 804-580-4874
tisha@rivnet.net
- ❖ Ken Brooks - New Pier Committee Chairman 804-580-4874
- ❖ Harold Baldwin – Resident Agent 804-580-6019
HAL-SIB@peoplepc.com

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The Mallard Bay Website www.geocities.com/mallardbay_va

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