



MALLARD'S UPDATE

March, 2015

Lot Sale

12218 Goldeneyes Court – Bob Buescher Homes Contract Build

Pond Committee Report

The Pond Committee presented its report to the Board on March 11, 2015. The Board has agreed to go with the committee's recommendation of contracting with Aquatic Management Inc. for the 2015 Budget year. Aquatic Management Inc. is the vendor used in past years with successful results. The contract total for pond maintenance is \$6,415.00 which includes a 5% discount if invoice is paid before April 1, 2015. The committee also recommended to continue with the pond dye treatments as well as the enzyme treatments that were used last year. The aerators will be activated in early spring as soon as there is total ice melt.

Legal Proceeding: Mallard's Lake v Farris

Court proceedings are still pending. Court date has yet to be set.

Covenant/Bylaw Review Committee

As our Association Covenant/Bylaws are approximately 15 years old, several restrictions need to be reviewed and possibly revised. The Board is seeking volunteers to review those Covenants, seek input and possibly revise. If you are interested in helping with this committee, please contact the Board by e-mail at mallardslake@yahoo.com. Volunteers to date are Pam Michalec, Jeromie Tierney and Lani Augenstein.

County Code Change Applies to Unincorporated Areas

Allen County officials now have the authority to order property owners in unincorporated areas to clean up poorly maintained property if people complain about it. The change to county code was approved and takes effect immediately February 27, 2015. The city of Fort Wayne has its department of Neighborhood Code Enforcement, which can order people to repair deteriorating property and even order buildings removed. But the county has never had such authority. Last year there were 645 complaints registered with the county with only 25 to 30 % having to do with the condition of properties and only half of those complaints were legitimate. Even in the legitimate cases, the county had no authority to order someone to cut weeds, repair a building, remove junk or anything else. The addition to the county code changes that. The county, however, will take action only if there is a complaint. One reason for the change is that more small housing developments are being built in unincorporated areas, and if someone let their

property deteriorate to the point where it is affecting other people's property values, no one could do anything about it. To register a complaint or to inquire about this code, contact the Allen County Building Department at 449-7131.

Report of the Board

Covenant Violation

2/9/15 - 12207 Goldeneyes Court, Parking on Street Violation - compliance

2/9/15 - 12223 Goldeneyes Court, Parking on Street Violation – compliance

3/11/15 – 6821 Mandarin Run, Parking on Street Violation

Annual Dues – To date, six residents have not paid their Annual Dues. Annual Dues Remittance Letters were mailed to all residents on December 18, 2014. The \$324.00 payment was due February 1, 2015. Payment postmarked after February 28th was considered late and interest charges will be added to your account per the neighborhood covenants. **Failure to pay your annual dues may result in a lien against your property.** Payment and updated resident information for the directory may be sent to 6903 Pintail Drake Court, Fort Wayne, IN 46845.

Treasurer's Report – Ending Balance as of 2/28/15 was \$40,227.36. The Budget for 2015 is posted on the Mallard's Lake website at www.mallardslake.org in the Resident Section.

~ Mallard's Lake Board Members – 2015 ~

Ed McCutcheon, President Pam Michalec, Treasurer Deb Reichard, Secretary
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