



MALLARD'S UPDATE

July, 2015

New Residents and Lot Sales

Lot 56, 6701 Mandarin Cove – Johnathan Bradfield

Lot 73, 12218 Goldeneyes Court – Mr. and Mrs. Mark Klingenberger, Bob Buescher
Homes Contract Build

Lot 87, 6925 Harlequin Court – Mr. and Mrs. Bradley Lawson

Lot 109, 12518 Freshwater Tide – Paul and Patsy Thompson, Maggos Builders Contract
Build

Lot 112, 6922 Pintail Drake Court – Maggos Builders Spec Sold

Lot 123, 6724 Pintail Drake Court – Mr. and Mrs. Scott Burns, Maggos Builders Contract

Lawn and Landscape

Due to the fast and heavy growth of the grass in the common areas, Living Art, Inc. has been mowing and will continue to mow all common areas on a weekly basis until the turf growth decreases. All vacant lots are the responsibility of Millennium Development. If you have a concern regarding a lot, please call 432-6600. One of the pear trees at the Popp Road entrance was split due to the high winds on Saturday, June 27th. The tree will be cut down and removed with expenses coming from the Storm Damage Fund.

Street Lights

The Pintail Drake Court West cul-de-sac street light was cut by a contractor during the recent basement excavation on Lot 123. Maggos Builders and Millennium Development have been notified. The Pintail Drake court East cul-de-sac street light was cut back in April during Lot 112 excavation. Maggos Builders has trenched a new line and reconnected the street light. However during that repair, the street light in the Harlequin Court cul-de-sac was severed. Maggos Builders was contacted and the light has been reconnected.

Garage Sales

Our Association Garage Sales are usually held during the weekend of the Grabill Country Fair in September. A Chairperson for this event is needed to coordinate the advertising and placing of the signs. All expenditures will be reimbursed by the Budget. If you are interested in volunteering to chair this event, please contact the Board at mallardslake@yahoo.com.

Board and Committee Members Needed for 2016

Board and Committee Members are needed for the 2016 Budget Year. Leadership is a very important component in the management of our community. Benefits include getting to know your neighbors and residents of Mallard’s Lake as well as having input and making final decisions on special projects and budget. Please consider being a volunteer in your neighborhood. If residents do not step up and fill positions the alternative will be to contract with a Property Management Company. Such a contract will add to the yearly budget, increase Annual Dues and unfortunately put constraints on the final decision making of the Board. If you are interested in volunteering or have questions regarding a particular position, please email the Board at mallardslake@yahoo.com. Current Board Members are willing and able answer any questions and/or clarify responsibilities.

Covenant/Bylaw Revision Committee

The Covenant/Bylaw Revision Committee will be holding their first organizational meeting on Wednesday, July 22nd at 7:00 p.m. If you are interested in participating in this committee, please contact Ed McCutcheon at mallardslake@yahoo.com or 760-4655.

Reminders to Residents:

All garbage containers are to be sheltered/stored out of site from the street.

Tornado Sirens

Do not be alarmed.

Tornado Sirens are always tested on the first Wednesday of every month at 12 noon.

New Siren at Halter and Hosler Road. Be Prepared.

Please keep your dogs on a leash.

Dogs wandering will be reported to Allen County Animal Control.

Please clean up after your pets!

Support your local food banks!

Grabill Food bank helps feed those in need in all of Cedar Creek Township and is located in the Grabill Town Hall.

Leo United Methodist Church Food Bank also serves several families and is in need of donations. Please call 627-2161.

Report of the Board

Deb Reichard has informed the Board that as of December 31, 2015, she will retire/resign from all positions currently held as a Board Member. Having given

over twelve (12) years of volunteer service to our neighborhood, Deb feels it is best to move on and allow others to step up and do their part. Deb sincerely appreciates all the support given towards all projects taken on to improve our neighborhood.

Covenant Violation Letters Sent to:

6821 Mandarin Run – Parking Violation, Final Notice sent 6/5/15, Response, monitoring.

12224 Bufflehead Run – Trailer in Driveway, Notice sent 6/2/15, Compliant

6719 Mandarin Cove – Parking Violation, Notice sent 6/2/15, Second Notice sent 7/7/15

12226 Goldeneyes Court – Parking Violation, Notice sent 6/24/15, Second Notice sent 7/8/15

Annual Dues – To date all residents have paid their Annual Dues with exception of a couple of new residents. Special circumstances have involved these residents and the Board is working with them accordingly.

Treasurer's Report – Ending Balance as of 6/30/15 - \$30,052.20.

Year to Date Expenses are \$19,871.31 with a Year to Date Income of \$34,318.04. Anticipated bills for July and August will be lawn and landscape, pond maintenance and electric utility bill.

~ Mallard's Lake Board Members – 2015 ~

Ed McCutcheon, President Pam Michalec, Treasurer Deb Reichard, Secretary
Jerry Yoder, At Large Joe & Jenny Gilbert, At Large

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www.mallardslake.org