

# MALLARD POINTE

## Current Mallard Pointe News, Issues & Concerns

**GRAFFITI ON PLAYGROUND EQUIP**  
**CURBING OF PETS**  
**TRASH CAN PLACEMENT/ STORAGE**  
**LAWN CARE/GRASS CUTTING**  
**BACKYARD FENCES**

**SPEED BUMPS**  
**PORTABLE BASKETBALL COURTS**  
**DUES ASSESSMENT**  
**TRASH IN NEIGHBORHOOD**  
**EXITING TRAFFIC LIGHT**

### *Dear Resident of Mallard Pointe,*

Better late than never. After a rough start and a few bumps along the road we are pleased to get you the first Newsletter from the new Home Owners Association Board. We have much to inform you about the current issues and concerns, both past and present in our community. We are currently planning to send out a newsletter twice per year to better inform our community of upcoming events, safety concerns, and issues that involve your input.

The newsletter will also serve as a point of notice to all our residents about items that need to be voted on as a community. Please read those items carefully. At our next meeting we will have a short discussion to address concerns about the presented issues, thereafter a vote will be take to decide on the matter.

### NEXT COMMUNITY MEETING

Our next community meeting will be held on Thursday, June 12th @ 6:30pm at the Moose Lodge Located just .25 mi South of Mallard Pointe on route 13. Here we will discuss and vote on a few issues you will read about in this issue of the newsletter.

#### **New Board Members**

In December of 2007, a new group of board members for the MPMC were elected by a vote of Mallard Pointe residents. The current board members are:

President:  
*Ken Briscoe*

Vice President:  
*Harry Jones*

Secretary:  
*Jeff Biden*

Treasurer:  
*Terrance Bowman*

Additional Members  
*Beverly Wise*

**DUES ASSESSMENT** – We have contracted with a new company that will handle this years dues collections. This has resulted in a \$1400 savings for the community. Dues are due on June 30, 2008. You will be receiving dues notices from Kravetz Realty Group shortly.

**TRASH CANS** – must be kept out of site at all times. No trash cans may be stored in your driveway or anywhere else in front of your house. Please put them in your garage or side/back of your home. This is to keep a neat appearance in our Community.

YOU CAN VIEW THIS NEWSLETTER ONLINE AT <http://www.neighborhoodlink.com/ncastle/mallardpt/>

## CURRENT COMMUNITY ISSUES - NEW &amp; OLD

**Blinking Left Turn Light**

(Entering Mallard Point traveling Route 13 North, crossing South bound traffic) Due to current federal regulations that are under review, DE is not allowed to install any new blinking reds. DE must follow federal traffic laws and currently those laws prohibited the installation of additional blinking red arrows. Deldot is going to look into the timing of the Rt-13 light during evening hours to see if there is anything that can be done to speed it up when traffic is light.

**Left Turn Arrow** (Exiting development)

We informed Deldot that we have two left turn lanes exiting the development. They have since come out and repaired the arrows to reflect the correct turning direction from each lane.

**Speed Bumps.**

Deldot will not test traffic flow to confirm the necessity of speed bumps in the community until we get approved for funding from our State reps. We are currently working on this. Funding is only done once a year. The cost for speed bump installation is 4k a pair.

**Playground Vandalism**

We found a vendor that can remove graffiti from the playground equipment and bridge as well as add a protectant layer to make on going cleaning easier. For this process to be effective there has to be several consecutive days of warm weather. We have scheduled this to be done in the spring of this year. We apologize for its unsightliness. Please bear with us until the weather breaks.

Also **"Thank You"** to the resident who took the time to clean off the spray paint as best as they could during the colder months. You are appreciated!

**Pets**

Please curb your pets by bringing along a disposable plastic bag to pick up after them. We are all investing in landscaping so please respect your neighbors and your community by keeping the development looking and smelling nice.

**Grass Cutting /Lawn Care**

Proper lawn maintenance is required by the deed restrictions as well as by the New Castle County Code. If you feel your neighbor has let their lawn get out of control, please feel free to contact the county violations team who will send someone to their home. If you feel a residents lawn has overgrown please contact New Castle County 302-395-5555.

**Portable Basketball Courts** - it is a violation of the deed restrictions to have a portable basketball court in the front of any residents house at any time. Please keep these behind your home at all times. If you are found in violation, you will be fined for each violation after you have been notified.

**New Items Up For Vote**

**Backyard Fences** - Last year we had several issues with cross traffic from neighboring communities. The overall sentiment was that privacy fences along the property lines that border other communities would be a good solution. We have researched a few solutions for fences and the community will vote on one of those two choices of rear property fencing at the next meeting. The cost for purchasing and installation will be solely on the homeowner. At our upcoming meeting we will vote to amend the deed restrictions to allow rear privacy fences. Everyone will be required to adhere to the same fence approved by the Board. Any fence type selected as our choice will adhere to New Castle County regulations.

**Playground Lights / Security**

Common space has to be protected. We all must do our part as neighbors and community residents. Please, if you see someone who does not live in this development around the playground, ask if they live here. This may be enough to deter vandals. Or just call the Police. We will be putting up signs at the playgrounds defining its hours of operation. This was suggested by the Police so they can prove a violation has occurred.

**Lights on the playground.** Would you be interested in dusk activated lights? Or possibly motion activated? Please let us know send an email to [mallardepointe@yahoo.com](mailto:mallardepointe@yahoo.com)