

2009 INTRODUCTION

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Points of Interest:

- 2009 HOA Dues
- New Contact Information
- Committee participation needs

Contact Info:

Board Members:

Willard Derrickson– President
Betty Reagan– Secretary
Phil Stravino– Vice President

Felechia May-Treasurer

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A NEW YEAR A NEW HOA:

WILL YOU BE INVOLVED?

The primary focus for 2009 is to improve the operational process of our HOA, increase homeowners' understanding of by-laws and covenants, conditions & restrictions (C,C&R), make information more readily available to all members of the HOA, improve on communication with board members, and illicit participation from members of the HOA to help keep Mallard Green a strong community in which to own property.

Understand, we are a self-managed HOA. We rely upon timely payment of owner's dues, members communicating ideas and issues for quick resolve, and cooperation of members in upholding the by-laws and C,C&R. We have utilized the professional services of a law firm, currently the Tanner Law Group, to help with legal issues. On the other hand, we have prevented the need for an expensive management company to handle operational affairs. The members of the board have a responsibility to maintain a strong fiscal approach and uphold the by-laws and C,C&R as written. Further information on how to change by-laws and C,C&R will come in future correspondence. We have included updated contact information in this document. We encourage your use of this information to communicate ideas and suggestions that you may have. We look forward to a successful year as we approach the next annual meeting. With your participation and our increased communication we expect to help maintain a desirable neighborhood in which to live.

Upcoming Events:

Homeowners Dues (\$150) Statement mailed– January 21, 2009– January 24, 2009

Homeowner's dues (\$150) **delinquent after February 15, 2009.**

Board of Director's Meeting 1– TBD

Board of Director's Meeting 2– TBD

Board of Director's Meeting 3– TBD

Board of Director's Meeting 4– TBD

2009 Annual Meeting– October 2009 (exact date TBD)

COMMITTEE MEMBERS NEEDED!

NOMINATING COMMITTEE

The nomination committee is appointed by the Board of Directors and is responsible for nominations of candidates to fill vacant board position(s). Each year the term of one board member expires and it is the nominating committee's responsibility to nominate a new candidate. Although nominations can be made from the floor at the annual meeting article V of the by-laws states that this committee shall consist of three members of the association. Members of this committee are appointed annually.

ARCHITECTURAL CONTROL COMMITTEE

Article 4 of our C, C&R details the role of the three member committee that reviews and approves plans for property changes in accordance with the C,C&R for the subdivision. Architectural committee guidelines were summarized on July 2006, in a 20 pg. document titled "Architectural Standards". A copy is available upon request to any member simply contact a board member for more information. This committee is responsible for reviewing owners ACC form request for property changes and providing a timely approval or denial of the proposed changes. These committee members are appointed by the Association and serve a three year term. It has been determined by the current board members that these positions have been vacated and will be appointed by the board.

Interested members please contact your HOA board by January 31, 2009 if you are willing to serve on either committee or know someone that would serve our community well with their participation.