



MALLARD TRACE HOA NEWSLETTER

www.mallardtrace.org

MALLARD TRACE
HOA, INC.
P.O. BOX 481304
CHARLOTTE, NC
28269

BOARD MEMBERS

PRESIDENT

Jennifer Scott-917-656-1512
MallardTraceHOA@gmail.com

VICE PRESIDENT

Heather Culver-704-699-9906
HCMallardtrace.com

TREASURER

Marsha Garcia- 512-576-6265
MGMallardtrace@gmail.com

SECRETARY

Steven Grandsoult- 347-869-7855
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&
Randy Burdette—704-547-1878
Randy.burdette@att.net

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COMMITTEE MEMBERS

ARCHITECTURAL REVIEW
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Dave Martin

LANDSCAPING
Heather Culver -704-699-9906
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GRANTS & PROPOSALS
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COMMUNITY EVENTS &
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WEB MASTER
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Blake Badders - 828-896-6108
Blake.Badders@gmail.com

NEIGHBORHOOD WATCH
Marsha Garcia—512-576-6265
MGMallardtrace@gmail.com

From the President

It is with great happiness that I wish everyone a happy & healthy holiday season. I hope 2022 brings everyone peace & continued happiness. This year has been less exciting than 2020, thank goodness, but was not without its ups & downs. Our neighborhood said goodbye as some friends moved and welcomed new friends as they moved in. We were able to spend more time with our neighbors, with family & friends, catching up, but also, unfortunately, lost some of our dear neighbors. The Mallard Trace HOA has been proud to stand with our neighbors through it all.

I have been proud to stand with you through it all. The residents of this neighborhood make it as great as it is. That is why it is with great sadness that I say that I will not be returning for a second term on the board. I have chosen to spend more time focusing on our family & life here at home. I will be here, in the background, helping where it's needed, though.

In addition to my open position on the board, we will have a 2nd open position on the board. We would love for you to consider joining the Mallard Trace Board. As a board member, you will be able to give insight & innovation into the neighborhood we all love. You will help to represent some of the best people. Please let the HOA Board know if you'd like more information. We will present candidates and vote at our annual meeting on January 27th, 2022.

November 17th - Board Meeting

The meeting was a success. We had several non-board member residents come & offer insight. We thank you.

Annual Dues

The board voted, unanimously, to keep our annual dues at \$150.00 for 2022. This will be able to be payable by check or venmo. If dues are paid by December 31, 2021, dues will be discounted to \$145.00.

Venmo information is:
@MallardTraceHOA

Checks should be made payable to: Mallard Trace Homeowners Association and mailed to:

P.O. Box 481304
Charlotte, NC 28269.

Please DO NOT place in anyone's mailbox as they may be missed or stolen.

You should pay your dues whether you have received your invoice or not, please.

Invoices will be mailed directly to the mailing address on file. If you'd like a receipt for your payment, please reach out to Marsha Garcia, mgmallardtrace@gmail.com.

WEBSITE

Our website has been redesigned by our very own Blake Badders. We appreciate him taking on this duty for the neighborhood.

Please visit www.mallardtrace.org to check out the happenings & new design.

IN MEMORIUM

We wish to extend our deepest sympathies to Anna Hampton & her family on the passing of her husband Wayne.

We'd also like to extend our deepest sympathies to Rose Hudson & her family on the passing of her son, Raynard.

Our neighborhood will continue to lift your families up in love & light.

If you'd like to recognize a family or person who has experienced a loss, please reach out to Marsha Garcia at mgmallardtrace@gmail.com to have the information added to the newsletter.

PLANNED PROJECTS RESERVE FUND

The Board has decided to include the Planned Projects Reserve Fund with our Contingency Fund. This will allow our board to manage funds more easily when larger projects need to be funded because guidelines are already in place for spending.

Currently on the list of projects the board knows will have to be addressed are:

The irrigation system: Approx 5 years
Painting of the light posts: Approx 3 years
These time frames are approximate & will be addressed as needed.

BOARD MEMBER NOMINATIONS

There will be 2 available board member positions available for 2022. The board member term is 3 years. If you or someone you know would like more information about joining the board, please reach out to Jennifer Scott
@Mallardtracehoa@gmail.com or
Marsha Garcia
@MGMallardtrace@gmail.com.

Annual Meeting

The board decided to host the meeting at Mallard Creek Elementary School at 7pm on January 27, 2022. Masks & distancing will be required. Thank you.

We expect this meeting to run approximately 2 hours. We will be presenting our year end review, 2022 budget, 2022 contingency fund statement & conducting the voting of new board members.

We need to have a quorum of 20 homes represented either in person or through proxy, attached. If you're unable to attend the meeting, please fill out the proxy & return to Jennifer Scott at 3104 Peregrine Court.

As in years past, we will host our annual Community Watch meeting. Officer Logan will be joining us. If you have anything you'd like him to go over, please let Jennifer Scott know at
MallardTraceHOA@gmail.com.

VOLUNTEERS

Have you been wondering how you can be involved in our neighborhood without joining the board? Do you have a skill you'd like to share? Our neighborhood is in need of volunteers for various committees. Some of these committees are:

Community Events

Communication & Outreach

Landscaping & Beautification

Community Watch

NEXT MEETING

Annual Meeting

Date: January 27, 2022

Time: 7pm

Location: Mallard Creek Elementary School cafeteria 9801 Mallard Creek Rd

In Progress Agenda:

Community Watch Mtg
2021 Year End Review
Ratification of 2022 Budget
2022 Contingency Fund Statement
Volunteer Sign up
Board Member Elections

MALLARD TRACE HOA PROXY

The undersigned, pursuant to the Bylaws of the Association and pursuant to North Carolina General Statute § 55A-7-24, do hereby appoint _____ to vote or otherwise act for the undersigned Owner(s) at any meeting of the Membership of the Association, including, without limitation, the meeting to be held on January 27, 2022 and any postponements or adjournments thereof.

Unless this Proxy is sooner revoked, as provided for in N.C.G.S. § 55A-7-24, this Proxy will expire eleven (11) months from the date below. All other proxies signed by the undersigned are revoked and voided.

This the _____ day of _____, 2022

Owner Signature

Property Address *Only one owner per Lot has authority to vote.*

NOMINATION FORM

MALLARD TRACE HOME OWNERS ASSOCIATION

This form serves as an official notice that either you or another home owner is interested in serving on the Mallard Trace Board of Directors in a three year term if elected at the annual membership meeting to be held on January 27, 2022.

I, _____ being the owner of the home located at
Name

_____ hereby submit my name for nomination
Address

to the Board of Directors at the 2022 Annual Mallard Trace Home Owners Association membership meeting.

_____ Signature

_____ Address (if different from above)

_____ Telephone number

_____ Date

I would like to nominate _____, owner of

Name

_____, for nomination to the Mallard Trace Board of

Address

Directors at the 2022 Annual Mallard Trace Home Owners Association Membership Meeting. I have discussed this with him or her, and he or she has agreed to serve if elected.

_____ Signature

_____ Telephone number

_____ Date

Return to: Mallard Trace HOA
PO Box 481304
Charlotte, NC 28269

No later than: January 21, 2022