

# MALLARD CROSSING

## NEWSLETTER

DECEMBER  
2025

### Latest Local news

#### Volunteers Needed for Neighborhood

##### **Street Captains**

- Pass out Flyers
- Check for street lights being out and call it in
- Plan a work day and see who on your street needs help with mowing/ pressure washing ect.

##### **Committees Needed:**

- Beautification
- Social Gatherings
  - By street or by season maybe)

##### **Communication**

If you need help please reach out to Magnolia Management and if Resident Support is unable to assist your call will be escalated to Whitney Larmeu.

**If you are interested in volunteering for your neighborhood please email Magnolia Management**

### HOA Annual Meeting

#### **Discussion points from Annual Meeting**

- Looking at the Bylaws and restrictions
- Trying to change when HOA Dues are due.
- Payment plans for homeowners who need help
- Possible dues increase
- Looking into getting a sign installed at the front to remind homeowners about social gathers, Dues for HOA Ect.
- Bigger sign for "No Solicitation"

### Facebook Page

**Mallard Crossing does have a Facebook page that is now public. Please check Facebook for information and updates**

### Contact Info

Email: [info@Magnoliabr.com](mailto:info@Magnoliabr.com)

Phone: 225-286-7546

## Neighborhood Shoutouts!

### Raymond Roussel

Big shout out to Raymond Roussel for trimming the Magnolia trees at the front entrance to the Neighborhood  
**James Edward**

Shoutout to James Edward for reporting street lights being out around his house/neighborhood. Please call Demco at 844-693-3626, select option 3 and then option 3 again to report a defective street light.

### Bryn Services

Shout out to the Neighborhood's current lawncare vendor. Some concerns were brought to his attention. The vendor came out and resolved the issues that were brought up within 2 business days after a report was made. The rose bushes have been trimmed, ant piles treated and tree debris was hauled off from the Magnolia tree trimming

MERRY CHRISTMAS

## HOA Dues

HOA Dues are due for Mallard Crossing on January 1, 2026. The Annual Dues are \$300 per year and are considered late after February 1, 2026. If you are currently experiencing financial hardship please reach out to Magnolia Management for further assistance

## ACC Request

Plan on making changes or upgrades to the exterior of your home? Please remember to fill out and submit an ACC request prior to any changes being made. This sheet can be found on the homeowner portal or by emailing Magnolia Management requesting the ACC form

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Happy New Year!