



Mendenhall Village Homeowner's Association

Annual Meeting Minutes

May 14, 2024 - 6:30 pm

Webinar/Virtual online meeting

Board Members present: Tom D, George J, Catherine J, Chris K, Ben K, Lorraine L, Elaine W, Susan B

Board Members absent: none.

A2Z Representatives present: Mark B and Joe H

Speakers: none

Motions made and carried:

- **The 2023 annual meeting minutes were approved as presented.**
- **The year-end financial report was approved as presented.**
- **The 2024/25 budget and assessment were approved as presented.**
- **The Slate of Board members/Officers presented was affirmed for a 2-year term. Those on the slate included George Jardine and Tom Desper.**

Mark B of A2Z kicked off the meeting after introducing each of the Mendenhall Village Board members and listing the responsibilities of the Board and A2Z property managers. Currently there are 36 delinquent homeowners who collectively owe \$37,522. Annual assessments will be mailed to homeowners via email. If an email address is not on file for a homeowner, beginning in 2025 there will be a \$5 additional fee to cover mailing and handling expenses.

A2Z reported that a quorum of 121 homeowners attended online or by proxy; 8 board members attended in person, 33 homeowners dialed in, 80 proxies were received. The required quorum of 61 homes represented was exceeded.

OFFICERS REPORTS

President, Ben Kisielewski, gave the Presidents report.

- We believe that MV homeowners prefer virtual meetings over “in person” meetings.
- Thanks to help from our state representative, Mike Smith, many streets were repaved after Delmarva’s electric power upgrade project was completed.
- All entrance areas have had new landscaping installed.
- New entrance signs and lighting were installed at both Village Drive entrances.
- We continue to treat our common area trees for invasive insects, such as the spotted lanternfly and ash borer. Homeowners should check their own trees and pursue treatment. It is often less costly to treat than to cut down and replace trees
- The fence along Limestone Road is falling apart. We are talking with state elected officials to try to obtain funding to replace it.
- One of our great unknown cost variables each year is the fluctuation of harsh/mild winters and shorter/longer mowing seasons.

- The MV assessment has been the same amount for the last 9 years. The board tries to pick 1-2 projects each year and not to spend down our reserve funds.
- The Board and A2Z cannot mediate or get involved in ‘neighbor-to-neighbor disputes such as trespassing, property line issues, parking problems, barking dogs, kids running around. We do handle open space areas and amenities and the enforcement of deed restrictions.
- If you see suspicious activities, please call County Police non-emergency (302-573-2800) or emergency (911) numbers.
- If you have questions for A2Z or the Board you can visit our website www.mendenhallvillage.com , email info@mendenhallvillage.com or can call (302)234-3979 message line and we will respond in a timely manner

Elaine Woerner, Vice President gave a report for the MV single-family homes.

- Home prices in Mendenhall Village remain high. Eight single family homes sold in Mendenhall Village last year. with an average sales price of \$488.6K (ranging from \$453K to \$530K), which is 43K over last year’s average sales price. Mendenhall Village is a desirable neighborhood, and it is important to keep it updated and well maintained.
- Homeowners need to adhere to the MV deed restrictions and ARC requests must be submitted BEFORE beginning a project. ARC requests are required for any exterior alterations, repairs, replacements and new features to the house, on the property and in the yard.
- As our community ages, we spend more time and funds on maintenance of common open space areas; especially our trees as they get bigger and older.
- We still have tree issues along Limestone Road in the space behind Farmhouse and Fieldstone Circle. We are pursuing sharing the cost with government officials to repair damaged fencing panels, damaged trees and new plantings.
- We are required to respond to architectural requests (ARC) within 30 days. Most are resolved in less than 2-3 weeks. This year we saw less ARC requests from single-family homes, but lots of bigger projects such as additions, screen porches, decks, solar panels. Any exterior alteration, change, replacement, addition, etc., requires an ARC review and approval.
- The MVHA message line 302-234-3979 is available for MV homeowners and residents.
- Trashcans are still the biggest violation of deed restrictions. Homeowners must comply with the deed restrictions and keep trashcans in their garage or out of view in an enclosed area. This includes back or side yards.

Lorraine Lancina, Vice President gave a report for the MV townhomes.

- Doggie pot program is one of our programs. Please be sure to tie the waste bags securely and dispose of them in your own trash cans and definitely not in the playground trash cans.
- There were 98 ARC requests for townhomes this year and most were answered in 2-3 weeks.
- Reminder that there is a specific color scheme for townhomes and you can find it on the www.mendenhallvillage.com webpage. Please follow these guidelines
- There is a 6-foot walkway easement at the very back of all townhome lots. The area is required so that townhome residents can access their backyard and get trash/recycling cans outside on the night before pickup. Maintaining these easements is the responsibility of each individual townhome and is a deed restriction requirement
- Townhomes are required to store their trashcans inside the privacy fence, out of view, and not in front or the side of townhomes. Several townhomes have submitted ARC requests which were approved for acceptable trashcan enclosures.

- This summer we're planning to repair pavement in the MV townhouse overflow parking areas and the paved walking pathways.
- In the past year 16 townhomes have been sold. The average sales price was \$367K and prices ranged from \$340K to \$393K, which is a significant increase from last year. The average rent for MV townhomes is between \$2400 to \$2600 a month

Catherine and George Jardine, Directors, presented the Recreation Committee report.

Social activities for the past year included:

- October 23, 2023. Halloween Parade led by Mill Creek Fire Company firetrucks and support vehicles. About 120 people participated. Our thanks to State Representative Mike Smith and to Realtor Monica Bush who contributed candy and to Friendly's Restaurant for contributing "free kids meal coupons".
- December 20, 2023. Santa arrived in MV on lighted Mill Creek Fire Company firetrucks and support vehicles
- In March, an Easter egg hunt was held at the MV playground. About 150 people attended and the kids went home with 600+ filled eggs
- Our annual community yard sale will be held on May 18 with a rain date of Sunday, 5/19

Susan Bogucki, Secretary, gave the Secretary's report.

- All 2024 board meetings were held in-person this year. Meeting minutes are available on our www.mendhallvillage.com webpage under the 'reports' tab.
- A motion was made and carried to wave the reading of the 2023 Annual Meeting minutes since they can be read online.
- Motions were made and carried to approve the 2023 Annual Meeting minutes as presented.
- Reminder that MV activities are posted on the calendar on our webpage
- A reminder also that the issue of homeowner broken sidewalks has been tabled for 3 years as 3 major projects have been underway (natural gas installation, Delmarva update to our electric transformers, and Deldot curb replacement). Sidewalk maintenance is the responsibility of homeowners and a homeowner is liable if personal injury occurs on their sidewalk. Homeowners are encouraged to correct sidewalk issues this summer as others walk, skate, bike, etc. on the sidewalks.

FINANCIAL REPORTS

The Financial report and budget were reviewed in detail by Joe Hackman of A2Z. The year-end financial report and 2024/25 budget were each put up to a vote and approved unanimously. The annual homeowner assessment amount will be the same amount as last year (\$288 if payment received before June 30, or the full amount of \$360 if received after June 30) The assessment invoice will be sent out via email June 1.

MAINTENANCE, IMPROVEMENTS & LONG TERM PROJECT LIST

Mark Blake of A27 listed the routine maintenance and improvements for 2024.

- Doggie waste bags
- Turf area core aeration & overseeding
- Ash Borer and spotted lantern fly treatments
- Cherry tree maintenance
- Tree trimming and tree damage cleanup, esp. after storms
- Townhome overflow parking asphalt repair, resealing, and striping
- Repair of damaged sections of asphalt walking path and sealcoating

Mark also shared the Long Term Project List

- Maintenance of open spaces
- Replacement of picnic tables at pond and playground
- Brush cutting walkway easements on common spaces. Homeowners are responsible to keep their own easements clear and cutback each year
- While maintenance of the townhome wooden mailbox stands is the responsibility of the homeowners, these stands are requiring constant repair as people are running into them with their vehicles, we may explore options for installing central cluster mailbox pedestals.

SPEAKERS

State Representative, Mike Smith (22nd district) shared the following information:

- There has been extensive road repair lately. Work on Stoney Batter and Millcreek Road is complete. Work on McKennans and Mendenhall Mill Road will be upcoming
- Replacement of the missing brick on the MV Limestone Road entrance is being estimated by Deldot for repair
- Bond money to repair the broken fence along Limestone Road wasn't available last year but they will try to find funds again next year or try to cost share the repair
- The Polly Drummond Yard Waste site remains open for use for the foreseeable future.
- Mike sponsors annual recycling events on 2nd Sat in May at the Independence School and in July at St. Marks.
- Bad cell phone service should improve as a new tower is going through the approval process for the PAL center and another one may be installed on Brackenville Road.
- Mike has public meetings monthly on the 2nd Tuesday at Possum Park and on the 4th Thursday at The Well. You can also watch the meetings live streamed on his Facebook page. Email him (Michael.F.Smith@delaware.gov) if you would like to be added to his weekly newsletter.

ELECTIONS

Slate of Board members/Officers for 2-year term included: George Jardine and Tom Desper. The slate was presented to vote. The vote was affirmed, and motion carried.

Many thanks to Elaine Warner who has given many, many years of service to Mendenhall Village and to the Board but is stepping down this year. Her selfless dedication is much appreciated, and she will be greatly missed.

If any homeowners would like to volunteer for a board position or special project, send us an email at info@mendenhallvillage.com.

Thanks for joining us for the Mendenhall Village Annual Meeting.

Respectfully submitted by the Secretary,

Susan Bogucki