



Mendenhall Village Homeowner's Association Monthly Meeting Minutes

November 13th, 2024 - 6:45 pm

Board Members present: George J, Ben K, Lorraine L, Tom D, Chris K

Board Members absent: Susan B, Catherine J

A2Z Representatives present: Mark B, Joe H

Neighbors present: none

The meeting was called to order at 6:46 pm

Motions made and carried:

1. Approval of the September 11, 2024 minutes as presented.
2. Approval of the Current Financial Report as presented
3. Motion to made switch attorneys to engage the HOA AR collection of past dues
4. Motion to have new collections attorney proceed with collections activities with top 10 delinquent properties with collections (foreclosures excluded).

The September 11th meeting minutes were reviewed and a motion was made and carried to approve them as presented.

The Current Financial Report was reviewed. A motion was made and carried to approve the report as presented.

The following old business topics were discussed:

- a. A2Z is working on obtaining quotes for a possible new sign and stonework as you enter MV at Village and Middleton Roads.
- b. A2Z waiting for pricing from vendor to add a light for the entrance sign at Fox Run. This would require Delmarva Power to create a new electric feed.
- c. Mark continues to work on the ARC guideline document.
- d. A2Z will put together a townhome trashcan compliance letter to be sent to townhome owners. The letter would outline trashcan storage deed requirements and acceptable possible trashcan enclosures.
- e. Deldot has made no progress in replacing missing bricks in the crosswalk at the MV entrance on Limestone Road. Deldot is currently in the community replaced curbs and repaving. Some of the repaving may be deferred until next year due to weather.
- f. Townhome owners are responsible for repairing their own mailbox stands unless they are on common MV ground. The board discussed the possibility that we may need to move to central "cluster mailbox" pedestals in the future
- g. MV bylaws require an annual financial audit. Chris is coordinating. Awaiting pricing and should have by Nov 22.

The following new business topics were discussed:

- a. The number of parked cars on Briarcreek in townhomes near bus stops were presented. Community cannot enforce where residents park except violating parking in hydrant spaces, etc. Recommended to call Non-emergency line when cars are

- blocking hydrants, etc. Lorraine to provide the nearest address to areas where no parking signs should be installed to improve the safety of these areas. Request will be sent to Mike Smith for potential signage.
- b. New Holiday Wreaths at entrance: Motion approved to purchase new wreaths which will be used next season (2025)
 - c. Chimney Hill and Village Drive – Need to have tree evaluated and determine if need to be trimmed. A2Z to engage arborist.
 - d. Middleton and Village Cherry Trees: 2 dead trees: Still needs to be completed. Mark to follow up with Delaware Lawn and Landscape.
 - e. Halloween Parade: About 100 people attended. A special thank you to everyone who participated and contributed to the event.
 - f. Santa visits From Millcreek Fire Company: schedule has not been released but a communication will be sent and online calendar updated.

Deferred

- a. A2Z will continue to work with Deldot and Representative Mike Smith to obtain Delaware state CRF allocation monies in 2025 to replace our fence along Limestone Road. The fence provides noise abatement and privacy for Farmhouse & Fieldstone Circle. The new fence needs to include a gate for ground crew access and should be made of metal to avoid wind damage.
- b. Delaware Tree grants applications are due in March 2025. The Board needs to apply for the grant; A2Z cannot apply for us. We would need to provide a map of the area that requires new trees and a plan.
- c. The possibility of replacing picnic tables at the pond and playground was discussed. The county has said they will do this. The county also needs to fix the “bubblers” on the pond.

The meeting was adjourned at 8:15 pm. The next meeting will be Wednesday, January 8th, 2025 at 6:45 pm at the A2Z office.

Respectfully,

Thomas Desper

2025 Board meetings

Wed, 1/08/25 6:45 pm
Wed, 3/12/25 6:45 pm
Wed, 4/09/25 6:45 pm (annual mtg prep)
Tues, 5/13/25 6:45 pm (annual meeting)
Wed, 6/11/25 6:45 pm
Wed, 9/10/25 6:45 pm
Wed, 11/12/25 6:45 pm