



Mendenhall Village Homeowner's Association Monthly Meeting Minutes

January 8, 2025 - 6:45 pm

Board Members present: Susan B, George J, Tom D, Chris K

Board Members absent: Ben K, Lorraine L, Catherine J

A2Z Representatives present: Mark B, Joe H

Neighbors present: none

The meeting was called to order by Vice President George J at 6:46 pm

Motions made and carried:

1. Approval of the November 13, 2024 minutes as corrected.
2. Approval of the Current Financial Report as presented
3. Send a donation of \$200 to Mill Creek Fire company with thanks for their service and their participation in Halloween parade and Christmas Santa brigade.

The November 13 meeting minutes were reviewed. A motion was made and carried to approve them after correcting the year in the final paragraph.

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 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. This will happen when the weather warms.
- b. A2Z is working on obtaining quotes for a possible new sign, landscaping, and stonework as you enter MV at Village and Middleton Roads. Work for this will begin after the light at Fox Run entrance is completed.
- 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 will 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. Repairs will probably be made when Deldot resumes repaving efforts in the Spring.
- f. A financial audit has been completed by Chris. A confirming formal letter will be available for the next board meeting
- g. A2Z is waiting on Ben's signature to proceed with new collections attorney and pursual of top 10 delinquent properties.
- h. Nine new Holiday Wreaths were purchased for our entrances next year.
- i. Chimney Hill and Village Drive – Need to have tree evaluated and determine if need to be trimmed. A2Z to engage an arborist.
- j. The 2 dead cherry trees at Middleton and Village Cherry still need to be taken down and replaced. Mark to follow up with Delaware Lawn and Landscape.

- k. Even with the cold, rainy weather, the Santa visit from Mill Creek Fire Company was a success with well over 100 kids standing outside to meet with Santa!
- l. Common space area cleanup has been completed for invasive vines and dead trees near the Limestone farmhouse

The following new business topics were discussed:

- a. Susan and George will attempt to fill out the paperwork for the Delaware Tree grant program. The application is due January 31. Up to \$5000 is available for matching community funds to acquire and plant new trees.
- b. A2Z to have our website service remove the natural gas info and other out-of-date info under 'Community News'
- c. A2Z will call Deldot about a missing sign and pole at Pin Oak and Pine Grove

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. Deferring a project to replace picnic tables at the pond and playground area until it is determined if the county will provide them.

The meeting was adjourned at 7:45 pm. The next meeting will be Wednesday, March 12, 2025, at 6:45 pm at the A2Z office.

Respectfully,

Susan Bogucki

Upcoming 2025 Board meetings

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