



Mendenhall Village Homeowner's Association Monthly Meeting Minutes

March 12, 2025 - 6:45 pm – A2Z office, Yorklyn, DE

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

Board Members absent: Catherine J

A2Z Representatives present: Mark B, Joe H

Neighbors present: none

The meeting was called to order by President Ben K at 6:50 pm

Motions made and carried:

1. Approval of January 8, 2025 minutes as corrected.
2. Approval of the Current Financial Report as presented

The January 8, 2025 meeting minutes were reviewed. A motion was made and carried to approve after correcting the signature.

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 work will occur when the weather warms.
- b. A2Z is 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 will repair missing bricks in the crosswalk at the MV entrance on Limestone Road. when they resume 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. MV president signed a letter today to proceed with a new collection's attorney. We will discuss next steps for the top 10 delinquent properties at our April 2025 meeting.
- h. The 2 dead cherry trees at Middleton and Village still need to be taken down and replaced. Mark to follow up with Delaware Lawn and Landscape.
- i. Susan and George await a decision on an application to the Delaware Tree grant program for Fall 2025 installation of trees along the fence in the neighborhood communal area bordering Route 7. The proposal included five Norway Spruce trees, 7' to 8' in height, spaced equally from the fence and each other to allow them to grow freely and to provide a noise and wind barrier from the high winds that cross this area. The total cost for this work would be \$5000; with the Tree grant program paying \$2500 and MVHA paying the matching \$2500.

- j. We have requested DELDOT install “No Parking” signs along Briar Creek to alleviate multiple vehicles parking on both sides of the street. Awaiting DELDOT response.
- k. A2Z is working with New Castle County to address
 - 1. Broken tree limbs and possible dead/dying/dangerous tree at the pond
 - 2. Pond aerators which stopped working last Fall
 - 3. Status of the fresh water mussels in the MV pond to improve water quality

No new business topics were discussed:

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.
- c. Proposals for asphalt repairs to overflow parking spaces and walking pathways will be prepared by A2Z as the weather warms in Spring 2025.

The meeting was adjourned at 7:59 pm. The next meeting will be Wednesday, April 9, 2025, at 6:45 pm at the A2Z office.

Respectfully,

Susan Bogucki

Upcoming 2025 Board meetings

Wed, 4/09/25 6:45 pm (annual mtg prep)

Tues, 5/13/25 6:30 pm (annual meeting)

Wed, 6/11/25 6:45 pm

Wed, 9/10/25 6:45 pm

Wed, 11/12/25 6:45 pm