



Mendenhall Village Homeowner's Association Monthly Meeting Minutes

April 09, 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

Neighbors present: none

The meeting was called to order by President Ben K at 6:48 pm

Motions made and carried:

1. Approval of March 12, 2025 minutes as corrected.
2. Approval of MVHA annual budget as presented in the financial report.
3. Pursue all overdue assessments over \$2000 with our attorney.

Constance and Melissa, homeowners on Quail Hollow, joined our meeting to discuss our Village.

The March 12, 2025 meeting minutes were reviewed. A motion was made and carried to approve after correction.

The annual budget for MVHA fiscal year 6/1/2025 to 5/31/2026 was discussed. Total expenses for the upcoming fiscal year are estimated to be \$173,376. A motion was made and carried to approve the budget as presented. The Current Financial Report was not available.

The following old business topics were discussed:

- a. The annual meeting will be virtual again this year on May 13 at 6:30pm
- b. We discussed next steps for the collection attorney. A motion was made to pursue any homeowners with past due annual assessments over \$2000.
- c. 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.
- d. 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. Ben K will work on a sketch.
- e. Mark continues to work on the ARC guideline document.
- f. A2Z will put together a townhome trashcan compliance statement to be sent electronically to MV homeowners. The letter will outline trashcan storage deed requirements and acceptable possible trashcan enclosures.
- g. DELDOT did not repair missing bricks in the crosswalk at the MV entrance on Limestone Road as they completed the repaving project and in fact made it worse by smearing blacktop over it. Mark will submit a complaint to Deldot. .
- h. A financial audit has been completed by Chris. A confirming formal letter has not yet been submitted and signed.
- i. 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.

- j. The MV Delaware tree grant application was not approved by the state. We will reapply in November now that we have a better idea of what they are looking for.
- k. A request will be made to our legislators to have DELDOT install “No Parking” signs along Briar Creek to alleviate multiple vehicles parking on both sides of the street
- l. 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

The following new business topics were discussed:

- a. The Easter egg hunt will be held at the park this Saturday, 4/12 at 3:00 pm
- b. Newly installed fence on Winding Hill Drive which is in violation of deed restrictions.

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. Letter to MV residents with broken sidewalks causing difficult travel and walking hazards. Susan will cover this as part of her annual meeting presentation.
- c. 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 8:32 pm. The next meeting will be our annual meeting on Tuesday, May 13 at 6:30pm online and in person at th A2Z office.

Respectfully,

Susan Bogucki

Upcoming 2025 Board meetings

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