



Mendenhall Village Homeowner's Association

Annual Meeting Minutes

May 13, 2025 - 6:30 pm

Webinar/Virtual online meeting

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

Board Members absent: Tom D.

A2Z Representatives present: Mark B and Joe H

Speakers: none

Motions made and carried:

- **The 2024 annual meeting minutes were approved as presented.**
- **The year-end financial report was approved as presented.**
- **The 2025/26 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 Ben Kisielewski, Lorraine Lancina, Susan Bogucki, and Chris Kaye.**

A2Z advised that the required quorum of 61 homeowners was exceeded; 6 board members attended, 35 homeowners joined online, and 80 proxies were received.

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. There are 608 homes in Mendenhall Village; 415 single family homes and 193 townhomes. Our village consists of 22 streets which combine to include about 6 miles of streets to plow on snow days. We also enjoy a nice 2.3-mile walking path and sidewalk along Village Drive.

According to the 1983 New Castle County assessments the estimated value of our all of our homes combined was \$56.7 million; the new 2025 reassessments estimate the value of all MV homes at \$279.8 million, an increase of 393%. Residents can access www.ncctaxestimator.com to view the new county tax assessments. School taxes are not included in these numbers

Currently there are 43 delinquent homeowners who collectively owe approximately \$49,000 in overdue assessments. The MV fiscal year runs from June 1 thru May 31. Annual assessments will again be emailed to homeowners who have an address on file

OFFICERS REPORTS

President, Ben Kisielewski, President.

- We believe that MV homeowners prefer virtual meetings over “in person” meetings, allowing easy access from home and the ability to send recordings via email for the ones who cannot attend.
- For the 11th year in a row the Mendenhall Village annual assessment remains at \$360. Homeowners who pay before June 30 will pay \$288, a 20% discount,

- This year we enhanced lighting at both Village Drive entrances. We will update lighting for the Fox Run sign when pricing is received from the vendor
- We had the entire Village Drive walking path and the townhouse overflow parking lots seal coated this year, except for one area on Stockbridge which we will be removing and repaving, sealing, and striping in the near future.
- We are looking at the possibility of adding a new sign at the Middleton Drive and Village Drive intersection
- We continue to keep our community running smoothly to keep our annual assessment fees predictable and consistent.
- The barrier fencing along Limestone Road continues to require repair, but replacement is needed. We are working with our state rep, Mike Smith, to see if the state or DelDot can help fund the project costs. We plan to also add evergreen trees to help buffer the road noise.
- Tree maintenance remains an issue as our community approaches its 50th year. At times non-emergency tree work gets grouped together to minimize costs.
- We use Bartlett to service the big trees on Village Drive and Middleton and recommend them to homeowners. Each of us should check our own trees for invasive insects and pursue treatments which are less costly than having to take a tree down.
- Weather fluctuations influence our expenses each year as we cannot predict harsh/mild winters, or short/extended mowing seasons.
- Your Board continues to work hard to keep Mendenhall Village the great community it is! The Board and A2Z cannot mediate or get involved in neighbor-to-neighbor disputes such as trespassing, property line issues, parking problems, barking dogs, or out of control kids. We do handle open space areas and amenities and the enforcement of deed restrictions.
- If you see suspicious activities, please call the 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 call (302)234-3979 message line and we will respond in a timely manner

George Jardine, Vice President, MV single-family homes.

- Home prices in Mendenhall Village remain high. Eleven single family homes were sold in Mendenhall Village last year. with an average sales price of \$567.8K (ranging from \$355K to \$575K), which is \$79.2K over last year's average sales price. Mendenhall Village is a desirable neighborhood, and houses sell quickly. It is important to keep our village updated and well maintained, which is why deed restrictions are significant. Our community has what young families look for: lots of open space, walking paths, wooded forest areas, and family-oriented activities.
- 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 for the house, on the property and in the yard. There were 42 single family ARC requests in the past year. ARC requests can be downloaded from our webpage (www.mendenhallvillage.com) and may be mailed or emailed. We are required to respond to ARC requests within 30 days but most are approved within 2 weeks after all information has been submitted.
- 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. ARC requests have been approved for trashcan enclosures.
- The MVHA message line (302) 234-3979 is available for MV homeowners and residents.

Lorraine Lancina, Vice President MV townhomes.

- Average sale prices for townhomes were \$377K and prices ranged from \$350 to \$415k, an increase of \$10K from last year
- There is a 6-foot walkway easement at the very back of all town home lots, which allows the homeowner or contractors to access the rear yard without trespassing. Renters and homeowners are legally required to keep this area open with no obstructions, blockages or anything stored in the area. A few years ago, all the townhome easements were cleared and restored. All future upkeep is the responsibility of the individual homeowners. We encourage neighbors to work together to keep their areas clear.
- The #1 townhome violation is trash cans being left outside. 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.
- The 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 12 ARC requests for townhomes this year and most were answered within 2-3 weeks after all information was received. Forms can be downloaded from www.mendenhallvillage.com
- 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
- Damaged parking spaces on the Stockbridge Drive island will soon be ripped out and repaved, and then seal coated & striped this Fall. .
- The association rebuilt and replaced the wooden townhouse mailboxes several years ago with the understanding that it was the homeowner's responsibility to maintain and repair them going forward. We have explored installing cluster mailboxes on common area property as many of the mailboxes are not being maintained.

Susan Bogucki, Secretary

- The MV Board met in-person 7 times since the 2024 annual meeting. Meeting minutes are available on our www.mendenhallvillage.com webpage under the 'reports' tab.
- A motion was made and carried to wave the reading of the 2024 Annual Meeting minutes since they are available online.
- Motions were made and carried to approve the 2024 Annual Meeting minutes as presented.
- Reminder that MV activities are posted on the calendar on our webpage
- A public thanks to MV resident Penny Taylor who greets new MV homeowners with flowers and general information about our village (arc request info, deed restrictions, web page info, etc). Penny has delivered welcome packages to 75 homes since she started in 2023, and she does this without receiving compensation!
- A reminder also that the issue of homeowner broken sidewalks has been tabled for several 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. A homeowner may be held personally responsible if an injury occurs on their sidewalk. Deteriorating sidewalks also take away from the well-maintained appearance of our community. Let's get these eyesores fixed and make our sidewalks safe to be walked, skated, and biked on again!

Catherine and George Jardine, Directors, Recreation Committee.

Social activities for the past year included:

- In October we held a Halloween Parade led by Mill Creek Fire Company firetrucks and support vehicles. About 120 people participated. Our thanks to State Representative Mike Smith, Realtor Lorraine Lancina, and Realtor Monica Bush who each contributed candy and to Friendly's Restaurant for contributing "free kids meal coupons".
- Santa and Mrs. Claus arrived in MV in December 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 17 with a rain date of Sunday, 5/18

Mark Blake, A27, Financial and Community Management.

A27, our property management company is responsible for:

- Conducting the annual meeting for homeowners and presenting financials and budgets.
- Complying with federal, state, county laws and corporate governance/oversight.
- Filing and retaining all official docs, upholding/enforcing our deed restrictions and bylaws, DE department of corps filings, annual state franchise tax and federal tax filing, re-enrollment in DelDot SRRP every year.
- Ensuring compliance with State of Delaware DUCOIA.
- Financial management and recordkeeping.
- Maintaining all common areas and advising NCC of any issues in county open spaces.
- Maintaining all common open space areas and common elements.
- Snowplowing/salting.
- Logging, reviewing, processing, and rendering disposition of all residential architectural requests.
- All financial aspects of the association, including billing assessments, collections, invoices, payments, tax filings (DE and federal), all state and county program registrations, compliance, etc.
- Declaration of restrictions compliance and inspections, etc.
- A2Z can be contacted via email INFO@MENDENHALLVILLAGE.COM or by leaving a message on the MVHA voicemail message line (302) 234-3979

FINANCIAL REPORTS

The Financial report and budget were reviewed in detail by Joe Hackman of A2Z. The year-end financial report and 2025/26 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. Assessment invoices will be sent out via email on June 1. Please do not send payments to the A2Z office or PO Box; use the address on the assessment.

MAINTENANCE, IMPROVEMENTS & LONG TERM PROJECT LIST

Mark Blake of A2Z listed the routine maintenance and improvements for 2025.

- Doggie waste bags
- Turf area core aeration & overseeding
- Lighting updates to Fox Run entrance
- Cherry tree maintenance
- Tree trimming and tree damage cleanup, esp. after storms
- Tearing out and repaving the overflow parking spaces for the Stockbridge Drive island and sealcoating/stripping in the Fall

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 for keeping 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 with the USPS for installing central cluster mailbox pedestals.

ELECTIONS

This year's slate included the following Board members/Officers for 2-year term: Ben Kisielewski, Lorraine Lancina, Susan Bogucki, Chris Kaye. The vote was affirmed, and motion carried.

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.

The meeting was adjourned by President, Ben K at 7:55 pm.

Respectfully submitted by the Secretary,

Susan Bogucki