



**Mendenhall Village Homeowner's Association
Monthly Meeting Minutes**

June 11, 2025 - 6:45 pm – A2Z office, Yorklyn, DE

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

Board Members absent: Tom D, Catherine J

A2Z Representatives present: Mark B, Joe H

Neighbors present: none

The meeting was called to order by President Ben K at 6:54 pm

Motions made and carried:

1. Approval of April 9, 2025 minutes as corrected.
2. Nominations as listed below were made and carried to appoint MVHA Board members to specific offices and committee.
3. Approval to add Ryan Maney to the Board as a Committee member.

The April 9, 2025 meeting minutes were reviewed. A motion was made and carried to approve after updating attendance to show Joe H did not attend the meeting.

After discussion of office assignments, motions were made and approved to assign the following individuals to offices.

President, Ben K
Secretary, Susan B
Treasurer, Chris K
Director of MV Single Family Homes, George J
Director of MV Townhomes, Tom D
Vice President of MV townhomes, Lorraine L

The 5/31/25 Cash Account Balance sheet for the fiscal end of 2024/2025 was discussed. Joe will email a full financial report to board members after it is reviewed by Chris K.

The following old business topics were discussed:

- a. Our Collection Attorney will begin mailing collection letters to homeowners who owe more than \$2000 in unpaid assessments after July 31. Invoices for this year's assessments are due by June 30 at a discounted rate of \$288; otherwise the total assessment value of \$360 must be sent in by July 31.
- b. A2Z is waiting for pricing from a new vendor to add a light for the entrance sign at Fox Run.
- c. 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.
- d. A2Z will contact the 3 homeowners who installed fences without an ARC request and which violate our deed restrictions. The homeowners will be asked to send in an ARC request for the fence to be modified to allow light and air to flow through the fence as required by our deed restrictions. Suggestions for the homeowners are: 1) change to a picket fence, 2) change to a shadow box fence, 3) remove the fences or 4) work with their vendor to develop a better

suggestion. The homeowners must submit an ARC request and the change would have to be approved before any modifications begin.

- e. Mark will email the latest version of the ARC guideline document this summer for the Board to review, comment on, and eventually vote to approve and activate. The final version will be included as part of the MV Governing Documents and requirements. The goal is to have this accomplished before the 2026 Annual meeting in May of 2026.
- f. A2Z will put together a 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. Susan will capture a picture of the problem and 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. A request has been submitted to Deldot to install “No Parking” signs along Briar Creek to alleviate multiple vehicles parking on both sides of the street
- j. A2Z is working with New Castle County to address:
 - 1. Pond aerators which stopped working last Fall

The following new business topics were discussed:

None.

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. Representative Smith should know in July about the CRF funds.
- 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. 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.

The meeting was adjourned at 8:32 pm. The next meeting will be on Wednesday, September 10, 2025 at 6:45 at the A2Z office.

Respectfully,

Susan Bogucki

Upcoming 2025 Board meetings

Wed, 9/10/25 6:45 pm

Wed, 11/12/25 6:45 pm