



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

September 10, 2025 - 6:45 pm – A2Z office, Yorklyn, DE

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

Board Members absent: Catherine J, Ryan M, Murphy M

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 June 11, 2025 minutes.

The June 11, 2025 meeting minutes were reviewed. A motion was made and carried to approve

The financial report wasn't available in time for the meeting, but Joe will email it to board members when it is available.

The management report was not available in print but we verbally discussed items of interest:

- a. Damaged leaning pine trees which were a risk to homes on Farmhouse Circle were taken down today. A crane was required to do the work safely.
- b. There have been several requests from townhomes with respect to fixing mailbox problems. The mailboxes are the responsibility of townhome owners. They were repaired several years ago by MVHA as a courtesy, but the responsibility of maintenance and upkeep now lies with the townhome owners
- c. Eighteen ARC requests have been received since last meeting.
- d. Recently townhomes have been sold for \$370K and \$387K. Single family homes have sold for \$519K, and \$560K. The farmhouse on Limestone Road sold for \$715k.

The following old business topics were discussed:

- a. The #1 delinquent assessment homeowner on our list has paid in full. Our Collection Attorney will soon complete reviewing all requirements and begin mailing collection letters to homeowners who owe more than \$2000.
- b. Blacktop work on Stockbridge has been completed. There have been complaints about significant fading of the seal coat along the walking paths; some portions are fine, and some have no coating left. Lorraine will take pictures for A2Z to follow-up with the vendor.
- c. Pricing for lighting for the entrance sign at Fox Run is cost prohibitive because it requires running a connection under the road. A2Z will pursue with Delaware Lawn the installation of solar lighting for the sign.
- d. Ben K will work on a sketch for a possible new sign as you enter MV at Village and Middleton Roads. A2Z will work with Delaware Lawn for quotes for landscaping, and stonework as plans progress
- e. A2Z has contacted 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.

- f. Mark will email the latest version of the ARC guideline document 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.
- g. Lorraine will work with our State representative, Mike Smith to have “No Parking” signs installed along one side of Briar Creek to alleviate multiple vehicles parking on both sides of the street. In the meantime, A2Z will send out a message to townhome owners asking those with more than 2 cars to please park all extra cars in the overflow parking lots.
- h. A2Z will put together a trashcan compliance statement to be sent electronically to MV homeowners along with the request to park additional cars in the overflow parking area. The letter will outline trashcan storage deed requirements and acceptable possible trashcan enclosures.
- i. DELDOT has communicated to A2Z that they will not repair the missing bricks and smeared blacktop in the crosswalk at the MV entrance on Limestone Road.
- j. The 2024 financial audit was completed by Chris. A confirming formal letter will be submitted and signed. A 2025 financial audit will be scheduled.
- k. The MV Halloween parade with Millcreek Fire is scheduled for October 18.
- l. Visits from Santa to interested MV homes may occur on 12/13 or 12/20. The annual colorful firetruck brigade Christmas visit has not yet been scheduled.
- m. A2Z is working with New Castle County to address:
 - 1. Pond aerators which stopped working more than a year ago. They probably require batteries. Mark will contact Janet Kilpatrick for assistance as this has been an issue for a very long time.

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. 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.

The meeting was adjourned at 7:50 pm. The next meeting will be on Wednesday, November 12 at 6:45 at the A2Z office.

Respectfully,

Susan Bogucki

Upcoming Board meetings

Wed 11/12/25 6:45 pm	Tues 05/12/26 6:45 pm (annual mtg)
Wed 01/14/26 6:45 pm	Wed 06/10/26 6:45 pm
Wed 02/11/26 6:45 pm (MV Board planning time)	Wed 09/09/26 6:45 pm
Wed 03/11/26 6:45 pm	Wed 11/11/26 6:45 pm
Wed 04/08/26 6:45 pm	