



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

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

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

Board Members absent: Catherine J, Ben K, Murphy M

A2Z Representatives present: Mark B, Joe H

Neighbors present: none

The meeting was called to order by Vice President George J at 6:50 pm

Motions made and carried:

1. Approval Sept 10, 2025 minutes after corrections.
2. Approval of the current financial report.
3. Approval of DL&L quote of \$1495 to trim trees and shrubs that overhang the Village Drive sidewalk walking path and sidewalk.

The Sept 10, 2025 meeting minutes were reviewed. A motion was made and carried to approve after correction.

The October 31, 2025 financial report was discussed. A motion was made and carried to approve the report as presented.

The following old business topics were discussed:

- a. Homeowners who have not yet paid their assessments are sent 3 reminders (August, September and October). A fourth letter (demand letter) will be sent by A2Z to all homeowners who owe more than \$1000 in November. Our collection attorney will send letters to those who owe more than \$2000 in December if the previous 4 letters don't result in a payment. Attorney cost for these letters is approx. \$175 per letter but are added to the delinquent homeowner's unpaid balance.
- b. The Board decided not to pursue fence violations for 3 homes on Winding Hill.
- c. The blacktop sealing vendor has stated that the significant fading of blacktop sealcoating is because the pavement had never been sealed before. A2Z will pursue quotes in the spring to cut out and replace damaged sections of the walking pathway and reseal in springtime when the weather warms.
- d. A project to install lighting for the entrance sign at Fox Run has been dropped because the cost is too high.
- e. A project to add a MV sign as you enter MV at Village and Middleton Roads has been cancelled due to cost.
- f. Ryan will coordinate updates to the ARC guideline document and share links to the document for everyone to update on google drive. Our goal is to have this completed in time to present at the 5/12/26 annual meeting.
- g. Lorraine will continue to 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, Lorraine will draft a message which A2Z will send townhome owners asking those with more than 2 cars to please park all extra cars in the overflow parking lots.

- h. Lorraine will draft a trashcan compliance statement to be sent electronically to MV homeowners along with the request for Briar Creek homeowners to park additional cars in the overflow parking area. The letter will outline trashcan storage deed requirements and acceptable possible trashcan enclosures. A2Z will send this message to residents
- i. The 2024 financial audit was completed by Chris. A confirming formal letter was submitted and signed. A 2026 financial audit will be scheduled.
- j. Visits from Santa to MV homes will not occur this year. The annual colorful firetruck brigade Christmas visit has not yet been scheduled.
- k. Project to replace picnic tables at the pond and playground was cancelled by the Board.
- l. 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 has contacted Janet Kilpatrick for assistance as this has been an issue for a very long time.

The following new business topics were discussed:

- a. The Board approved a DL&L quote to trim and cut back trees and shrubs that overhang the sidewalk along the Village Drive walking path. This work is especially important as winter weather weighs down limbs with winter snow and ice.
- b. Fence sections need repair/replacement in the common open space on Limestone Road and in the playground area on Village Drive. NCC has been asked to complete work inside the park area. A2Z will get a quote for work on the common area fence.
- c. The Board requested follow-up status reports regarding letters and/or notices sent to owners for deed restrictions and county violations. Previously we had discussed a system of color-coded letters (green=1st reminder, yellow=2nd reminder, and red final letters before being turned over to an attorney). A2Z will include this info and numbers in upcoming management reports.

Deferred

- a. A2Z will continue to work with DELDOT and Representative Mike Smith to obtain Delaware state CRF allocation monies in 2026 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.

The meeting was adjourned at 8:55 pm. The next meeting will be on Wednesday, January 14 at 6:45 at the A2Z office.

Respectfully,

Susan Bogucki

Upcoming Board meetings

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