



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

January 14, 2026 - 6:45 pm – A2Z office, Yorklyn, DE

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

Board Members absent: Catherine J, Murphy M

A2Z Representatives present: Joe H

Neighbors present: none

The meeting was called to order by President Ben at 6:55 pm

Motions made and carried:

1. Approval of November 12, 2025 minutes as submitted.
2. Approval of the December 31, 2025 financial report.
3. Approval for our attorney to send delinquency letters to all homeowners who owe more than \$1000 in annual dues.
4. A motion was made and carried to elect Ryan M to the office of Vice President MV townhomes.
5. A motion was made and carried to send \$200 and a thank you note to Mill Creek Fire.

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

The December 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. Joe is working with our attorneys and letters will be sent to the delinquent homeowners by the end of January. Homeowners have 10 days to reply. A motion was made to pursue all homeowners who owe more than \$1000 (about 17 homes). Joe will send email updates next month.
- b. Ryan continues work on ARC guideline document. Document links are available to board members on google drive. Our goal is to have this completed in time to present at the 5/12/26 annual meeting.
- c. Lorraine continues to work with our State representative, Mike Smith to have "No Parking" signs installed by Deldot along one side of Briar Creek to alleviate vehicles parking on both sides of the street. An email was sent to MV townhome residents requesting those with more than 2 cars to please park all extra cars in the overflow parking lots. Copies of this info was also placed in Briar Creek mailboxes. We will continue monitoring until the signs are installed.
- d. Lorraine has not finished drafting a trashcan compliance statement to be sent electronically to MV The letter will outline trashcan storage deed requirements and acceptable possible trashcan enclosures.
- e. Joe is seeking an independent auditor for MVHA. Annual audits are required by decoia.
- f. A2Z is still working with New Castle County to address broken pond aerators. They stopped working more than a year ago. 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. A motion was made and carried to elect Ryan to the position of Vice President of Townhomes. The position was vacated by Tom D who has moved from MV.
- b. A motion was made and approved to send \$200 to Mill Creek Fire in thanks for their service and for the wonderful Christmas Santa firetruck visit.
- c. Mike Smith (our DE state rep) has received funding to repave the following MV roads: Green Blade Circle, Iron Stone Circle, Old Flint Circle, Quail Hollow Drive, Ridgewood Drive, and Pine Grove Lane.
- d. Complaints about a broken 'skid steer' parked on Forest Creek Drive for more than 5 months have been directed to New Castle County police.
- e. 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.
- b. A2Z will engage 3 paving contractors to assess the Village Drive walking path and provide cutting, removal, patching, and sealing to damaged sections. (Deferred until asphalt plants reopen in spring)

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 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