



Mendenhall Village Homeowner's Association Monthly Meeting Minutes

March 11, 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 Mark.

Neighbors present: none

The meeting was called to order by President Ben K at 6:53 pm

Motions made and carried:

1. The minutes from March 11, 2026 were approved as presented.
2. The February 28, 2026 financial report was approved as presented..
3. Approval to pay \$3395 to Delaware Lawn for clearing downed trees along Mendenhall Mill and Limestone Roads.
4. Approval to pay \$55,000 annually to Delaware Lawn for landscape work for 2026 through 2028, The price has not increased from the prior year. Next year there will be a 3.25% increase

The March 11, 2026 meeting minutes were reviewed. A motion was made and carried to approve.

The February 28, 2026 financial report was discussed. There were expenses incurred for 3 light snow storms and 3 reimbursable snow storms. A motion was made and carried to approve the report as presented.

A2Z's management report was discussed.

The following old business topics were discussed:

- a. Attorney letters were sent on March 11 to 16 homeowners with delinquent HOA fees over \$1000. Joe will continue to work with the attorney
- b. The new ARC guideline document was shared. The Board was asked to review and suggest any changes. Our goal is to have this approved at the April Board meeting 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.
- d. Lorraine is still working on a trashcan compliance statement to be sent electronically to MV. The letter will outline trashcan storage deed requirements and acceptable trashcan enclosures.
- e. Joe is seeking an independent auditor for MVHA as required by DUCIOA. The audit needs to be done after 5/31 which is our fiscal year end.
- 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.
- g. The MV Easter egg hunt will be held 3/28 at 3:00 pm at the MV playground
- h. A motion was made and approved to pay \$3395 to Delaware Lawn for clearing downed trees

along Mendenhall Mill and Limestone Roads.

- i. A motion was made and approved to pay \$55,000 per year to Delaware Lawn for landscape work for 2026 thru 2028, The price has not increased from the prior year. Next year there will be a 3.25% increase
- j. We discussed possible solutions to the abundance of geese at our pond.

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 2026 to replace our fence along Limestone Road. These funds are allocated in May of 2026. 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.
- 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 8:37 pm. The next meeting will be on Wednesday, April 8 at 6:45 at the A2Z office.

Respectfully,

Susan Bogucki

Upcoming Board meetings

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