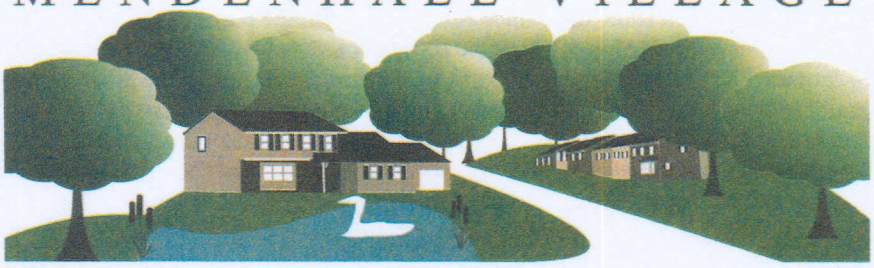
MENDENHALL VILLAGE



Homeowners Association

President's Message:

With over 6 feet of snow, including 3 "State of Emergencies" the "Snowy Day Reserve Fund" has melted. Expenditures for the 2009/ winter season @ $134K (6 miles of roadway/28 cul-de-sacs). We received $25K from the State Reimbursement Program; net outlay $109 Whether it was thoughtful planning, luck, Mother Nature having access to our budget, or a combination of all three our reserve was $109K ($84K Certificate of Deposit/$25K Money Market). Now is not the time to raise assessments. This year's assessment will remain at $230/($184discounted). We have made adjustments to the 2010/2011 budget and will place on hold consideration of front entrance landsc improvements. We did not account for the recent destruction of our front entrance sign on Good Friday. We will have to outlay a $2K deductible since our signs are insured. For the previous years we allocated $60K for the winter season spending on average $58K. Althou we cannot imagine 2010/2011 mirroring 2009/2010 we have budgeted $85K as a precaution. Previous historical expense levels would all to take those additional monies to rebuild our reserves. Many communities, large and small, hit a wall and increased their upcoming assessments. Rather than raise the assessment based upon the recent extreme weather events, we will reserve the right, although unlikely, bill a special assessment should we experience the levels of snow and ice experienced this past season. We will be in a better position to determine "go/no go" action by mid January to early February 2011. We would be looking at a range of $30.00-$50.00 per household spe assessment due in 30 days. A 30-day notice would precede a special meeting and action would require a 2/3 vote of the homeowners in attendance; one vote for each home. In my two tenures as President, we have never raised the assessment. We have either lowered or maintained acceptable levels for self-management of our Community.

The Declaration of Restrictions is in place to assist for the orderly preservation and maintenance of our community. We accepted the terms of the restrictions when we chose to become a homeowner in Mendenhall Village. We can only enforce Restrictions as stated in the "Declaration of Restrictions". The restrictions were recorded in November 1977 and the Board is recommending a thorough review to meet today's standards and expectations of the community. Some are black and white, some gray and open to interpretation, some may be deemed too stringent or not stringent enough. We have addressed this in the past, but we need your help. Ideally, we would like to form a committee for formal review and feedback. That being said we continue to leverage County Ordinance and State Code for matters not covered in our Restrictions. Most issues are resolved as the result of one notice from the Board. Turning a matter over to legal counsel impacts our expenditures and should only be leveraged to process liens for delinquent assessments. Please note that we send out two reminders and a final notice before submitting to legal counsel. We will recoup all monies associated with collection efforts; interest, court costs, attorney fees.

Trash and recycling containers must be hidden from view until placed curbside on the day of collection. Receptacles must not be left out the entire day before collection day (e.g., curbside Sunday morning/afternoon for Monday pickup). Receptacles must not be stored on the sides or in front of garages, behind bushes, outside privacy fences in townhomes, etc. Allowing for some latitude we understand that some collectors arrive early, so if you must place curbside prior to the day of collection please do so as late as possible the night before. Note NCC Ordinance: trash must be contained. Broken bags as a result of critters and uncovered cans on windy days result in unsightly trash blowing onto neighbors' properties. Only a single "For Sale" sign is allowed if your home is on the market. This applies to homes both listed with realtors and "For Sale by Owners". No other signage including "For Rent" signs/contractor signs is permissible; excludes Community announcements and allowance for latitude/common sense small security signage for homeowners who choose to protect there homes from would be intruders Townhome privacy fences must not be removed, except for replacement with same materials in a timely manner, and must be maintained for wear and tear. No above ground swimming pools of any type are permitted; again latitude for small wading pools that you fill up for the little ones and then drain at the end of the day. Antennas must not exceed 10 feet above roof line.

Satellite dishes are not in the Declaration of Restrictions; however, we may recommend with proper reception to place in an area that i of sight, but cannot enforce. County Ordinance does address satellite dishes in excess of 3 feet with respect to proper placement. If your d exceeds 3 feet please consult nccde.org - Property Maintenance Code. Web Site Management: following up on updates/enhancements/cos Untagged vehicles are not permitted on the street, driveway, or on overflow parking. Vehicles are prohibited from parking on the grass including the grassy area between the curb line and sidewalk. Exterior architectural changes must be approved. Roll off construction cans NCC Ordinance, no more than 30 days unless accompanied by a dated building permit extending the 30 day requirement - temporary stora pods - no more than 30 days; NCC Ordinance. Street Lights are the responsibility of Delmarva Power & Light. If there is an outage or dai you may call or go online directly @ 800-375-7117/www.delmarva.com and select street light problems. Temporary metal garden fencing the back yard to prevent deer and rabbits from eating the yield; allowance for latitude/common sense.

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Other Items for your consideration: It has been some time since Mendenhall Village participated in the Hockessin July 4th Relays. If any residents are in interested in coordinating our participation, please contact the Board and we will seek out the details. We will advertise the Community Yard Sale; No signs – latitude: balloons to designate participation and location as we will advertise same. Speeding on Village Drive; Cut-Through Traffic on Quail Hollow; Lamplighter Curb Repair; we will continue our persistent follow-up with State officials for a more permanent mitigation solution to address speeding and funding and timely completion of curb repair. We will continue to work with NCC Community Policing. Last week I had a conversation with our Community Officer and followed up with an e-mail to address the recent vandalism and the continual speeding concerns. Last summer we hired off-duty officers. NCC Community Officer, Representative Legislative Assistant, and Senator Sokola will attend our next meeting on May 12th.

For the homeowners of the single homes we have enclosed a shed amendment proposal for your consideration. Reminder: Single Homes and Town Homes "Declarations of Restrictions" remain separate. Please review and vote accordingly; failure to vote will be counted as a "NO". The Town Homes allow sheds within mandatory privacy fencing along with size requirements. For the Town Homes we are asking your input for a potential future amendment proposal to allow sheds which would be restrictive to uniform sizing, color, etc. be allowed outside the rear of the privacy fence for those certain parcels that may extend beyond the fencing and would accommodate placement of same.

It is with mixed emotions that I submit my final address to the Community. After 15 years, including 2 tenures as President along with assuming various roles on the Board simultaneously, I will resign at the conclusion of this year's annual meeting, if not sooner. I would like to take this opportunity to thank the current Board members for their support and commitment to our Community. The current Board's average tenure is 12 years inclusive of members who have served off and on in excess of 20 years. Please, if you care about our Community, I ask that you consider volunteering your time. To be considered for the September 2010 election ballot, please submit your name and contact information, a brief bio, and why you would like to be considered for a Board position to the MVHA P.O. Box; all positions are open.

Mendenhall Village Budget Projections (June 1, 2010 – May 31, 2010)

		Balance
Deposit Balance:		
Demand Deposit Account (4/23/10) ($2K Pending Insurance Deductible)	$24,730.00	$24,730.00
Accounts Receivable:		
2005-2010 Assessments (11)	$5,670.00	$30,400.00
2010-2011 Assessments	$110,000.00	$140,400.00
Accounts Payable:		
Common Area Maintenance	$33,000.00	$107,400.00
Accounting Services	$5,100.00	$102,300.00
Insurance	$3,850.00	$98,450.00
Office Expenses	$1,000.00	$97,450.00
Rubbish Removal	$700.00	$96,750.00
Hotline	$350.00	$96,400.00
Electric (Signage Lights)	$400.00	$96,000.00
Web Site	$400.00	$95,600.00
Property Taxes (NCC)	$200.00	$95,400.00
Sign Permits (State)	$30.00	$95,370.00
Projections:		
Snow Removal (2010/2011)	$85,000.00	$10,370.00
Legal Fees	$4,000.00	$6,370.00
NCC Police-Off Duty	$500.00	$5,870.00

2010 COMMUNITY EVENTS

Spring Yard Sale: Saturday, May 15, 2010, from 8:00 a.m. to 1:00 p.m. (Rain Date: Sunday, May 16, 2010, from 8:00 a.m. to 1:00 p.m.)
Annual Meeting: September 8, 2010, at 7:15 p.m. North Star School (Location subject to change and will be announced)
Halloween Parade: Saturday, October 23, 2010, at 3:00 p.m. at Village Drive Wall (Rain Date: Sunday, October 24, 2010, at 3:00 p.m.)
Santa Visit: Sunday, December 19, 2010, at 6:00 p.m. (Sign up form will be provided on the MVHA Web Site)
2010 Meetings: 7:15 p.m. Lantana Square Prudential Fox and Roach Offices – May 12, July 14, and November 10