

# **MANSION FARM MAINTENANCE CORPORATION**

## **NEWSLETTER**

**JANUARY 2018**

### **President's Message:**

The MFMC Board of Directors hopes that you have enjoyed a wonderful Holiday Season!

As we begin the new year we continue our commitment to our Mansion Farm Community by overseeing the maintenance of the ponds, open spaces, parks, islands and parking pads in addition to enforcing our Deed Restrictions.

Yearly contracts for the provision of our maintenance services are required by our MFMC Bylaws. We have experienced excellent service from our contractors during this fiscal year. Our ponds have been improved and riprap replaced. Mowing has been excellent and our open spaces and parks are looking much better. Improvements have been made to the landscaping along Mansion Farm Dr. and the islands with new plantings and removal of dead and damaged trees. Replacement of parking pads has been completed and surrounding grass added. The play areas have had replacement of swings and total renovation of mulch and weed deterrent fabric.

### **2018 Projects:**

The Board is in the process of replacing our main Community signs which will include "Deed Restricted Community" and replacing the white board on Mansion Farm Dr. I have contacted Sen. Nicole Poore regarding the need for a blue community sign indicating Mansion Farm to be located on RC Peoples Blvd. north of Honora Dr. She has contacted DelDOT and will keep us updated.

As we move into the New Year we continue to be faced with increasing Community needs and costs for services. We are facing 2018 costs for services on a 1997 income. As such, our budget is very tight with all funds assigned for specific purposes. It is the desire of the Board to maintain a Premier level Community. We receive comments about things not being done better or at all. An example, snow removal. We can only provide for snow removal services for which NCC will reimburse us 75% of the expense. This is currently a 4 inch accumulation. The use of salt or sand on the problem areas of our roadways would be very helpful but, NCC does not reimburse these expenses.

Other needs are:

Bathymetric Studies done on our ponds to plan for and prolong the need for dredging.

Replacement of our 2 large main Community signs as well as the white board and white Community sign on the incoming right side of Mansion Farm Dr.

Mansion Farm is 21 years old. Our infrastructure is aging and will continue to experience repair and replacement needs. Please consider this as you vote on the Annual Dues increase.

### **MFMC Needs Your Input!**

If you see something of concern say something; notify a Board member! Post on our Neighborhood Link website.

### **MFMC 2018 Ballot:**

Page 1 of the Ballot Form has areas for Board member nominations and votes.

The following issues will be placed on page 2 of the ballot and require your vote:

1-Increase of annual dues

2-Deed Restrictions: Article 1, section 13 Yards

3-Phase III Supplement: Section 9 Prohibited Parking

**\*PLEASE CAREFULLY REVIEW PAGE 2 OF THE BALLOT FORM FOR SPECIFIC DETAILS AND VOTE AREA.**

### **MFMC Needs additional Board Members and Committee volunteers**

Our only opportunity to add Board Members and Committee volunteers is at our February 19th Annual Community Meeting!

## **Treasurer's Report:**

We are in position to make our budget of \$63,652 again this year. There is approximately \$7,000 left in our FY 2017 budget and our only remaining large commitment is for any snow plowing that occurs above 4" of snow. There are currently 399 fully paid members of our community, with 14 people who are not paid through 2017. There is a mixture of folks in this category, but we have current judgments on 5 of these households, with one person in bankruptcy, and the other 8 are in the process of having court cases filed against them. By the end of the year, I expect the cash reserves to be approximately \$95,000. We must maintain a \$15,000 cash reserve, according to NCCo, and we keep a \$15,000 legal fund.

**Our Website:** [www.neighborhoodlink\\_MansionFarm](http://www.neighborhoodlink_MansionFarm)

Our private website contains our calendar, discussion board, MFMC Board contact information, documents such as Deed Restrictions and Amendments, Community Meeting Minutes, etc.

The website is paid for by MFMC and is free to all residents. It is regularly monitored by the Board and we encourage all residents to participate.

## **Special Events:**

### **Annual Community Meeting for MFMC**

**Date:**  
**February 19, 2018**

**Time:** 7pm

**Location:**  
**Troop 2, Pulaski Hwy**  
**Community Room**

