

MFMC FALL COMMUNITY MEETING

October 15, 2018, 7:00 pm

WELCOME NEW MEMBERS.

HOMEOWNERS ATTENDING MEETING (from sign-in sheet)

Deborah Stradley - 52 Marble House
Stuart Kaufman - 205 Megan Drive
Suzanne & Phil Croall - 12 Monticello Drive
Kenny & Carol Gearheart - 107 Mt. Vernon Drive - cmiller300@msn.com (only person to list email)
David Bright - 32 Marble House
Wayne Norczyk - 20 Dynasty Drive
Christine Perkins - 38 Marble House
Donna Carrow - 123 Duke Drive
Betty R. Scott - 127 Mandalay Drive
Michael & Gabriele Semenoro - 32 Dynasty Drive
Sylvia Simpson - 129 Megan Drive
Nyla Hang - 5 Monticello Drive
Lisa Pongnon - 206 Megan Drive
Jim Berens - 22 Viscaya Ct.
Some initials hard to read - VNC? VNL? no idea - no address either!

INTRODUCTION OF BOARD MEMBERS: Jean Amundsen - president, Nita Kaufman - Secretary, Roger McClurg - Director Special Projects, Mike Maricich - Director, Brendan Powers - Treasurer.

PRESIDENT'S REPORT:

YARD SALE:

Scheduled for Saturday, October 27th from 8 to 2 pm with a rain date of the following day, Sunday, October 28th.

IMPROVEMENTS:

- **STORM DAMAGED TREES** - were removed.
- **LANDSCAPE FABRIC AND MULCHING OF MARBLE HOUSE ISLAND** - was completed.
- **WHITE BOARD SIGNS** - were replaced and in use to announce Community Meeting and will be used for Yard Sale information.

IMPROVEMENT NEEDS:

1. RC PEOPLES BLVD. TREES:

- Still trying to find out who is responsible for trimming these trees. The maps held by the board do not clear up this mystery. Nicole Poore offered to look into this for us.

2. SIGNS:

The Board is looking into replacing the main community signs on Mansion Farm Dr. And Honora Dr. Due to the deteriorating condition of the signs. The location of the Mansion Farm Dr. Sign will be approximately across from where Viscaya Dr. Enters Mansion Farm Dr. This is due to the fact that RC Peoples plans to sell or develop the land on the north side of Mansion Farm Dr. And remove the current community sign. Both of the new signs will have the addition of "Deed Restricted Community".

- New sign construction can no longer be built using wood or stone. Fiberglass is the material now required. We are looking into a product produced by Monument Signs, which is a company that contracts through local distributors.
- We are planning on meeting with a local contractor soon and hoping to get this process underway before the end of our fiscal year.

3. PAINTING:

- We have been unable to find a reliable painter for the work on painting the mailboxes (in four locations) in the townhomes and the railings at the Megan Pond. At the end of the meeting homeowner, Kenny Gearheart (302-690-3213 or 302-740-4329), came forward to offer to do this work. He suggested we now wait until the Spring to take on this project because weather this time of year does not allow paint to dry properly.

4. PONDS

- We have three ponds in Mansion Farm: Montecello, Megan, and Dynasty. There has been an overgrowth and algae reported by several homeowners at these ponds. Jean notified Solitude, the company we use to treat the ponds, and they have been waiting for the water table to drop before treating them will work properly.

DEED RESTRICTIONS:

1. DEED RESTRICTIONS DIRECTOR - POSITION OPEN

- We are looking to fill the currently vacant seat for a Deed Restriction Director. Board positions can only be filled at the Annual February MFMC Meeting. Applications must be nominated and seconded. The maximum number of board members allowed is 11. There are currently only five.

2. DEED RESTRICTIONS DOCUMENTS

- Discussion ensued about homeowners needing access to the Deed Restrictions document. Although it is supposed to be provided by a realtor at time of sale, this is not reliably done. A request was made to make this document available to homeowners by posting it on the MFMC website. The actual requests were for multiple posting sites, but we will only post official documents on the main MFMC website: Neighborhood Link/ Mansion Farm.
- The "official" MFMC Deed Restrictions documents are kept by the Recorder of Deeds office. These documents include the updated/amended Deed Restrictions for Phases I, II, and III.
- Brendan, the board treasurer has the only key to the safe deposit box where our official copy of the Deed Restrictions Documents are kept. He promised to borrow that copy so that Roger can scan a copy and post the documents on our official website.
- NOTE: after looking into this matter Nita noticed that copies of both the Single Family Homes AND Townhome Deed Restrictions are ALREADY posted on the MFMC website.

The quality of these copies is not very good and we may choose to retype these documents sometime in the future. BUT THEY ARE CURRENTLY POSTED.

3. COMPOSITE MATERIAL FENCES ALLOWED?

- A request was made to allow homeowners to use composite materials in place of wooden fences required by the current deed restrictions. This topic was discussed at the last annual meeting and is still unresolved. There are two basic problems with this request: 1- no contractors seem to offer a composite material fence that has the same look as the required split rail fences, and 2- any changes we wish to make to the Deed Restrictions must be made by the requisite quorum amount of homeowners voting in favor of this change. One fifth of all eligible homeowners (must be up to date on dues and not under litigation) must vote in favor of a CHANGE/ADDENDUM to the Deed Restrictions. Any NEW ADDITION requires that a full 2/3 of all homeowners must vote in favor of the change.
- To institute a change to the Deed Restrictions it must be put on a ballot to be submitted prior to an Annual Meeting and voted on at that meeting.

4. TOWNHOME RENTAL COMPLAINTS

- There have been multiple complaints about suspected renters living in the townhouses, which is covered by the deed restrictions. Problems exist about trying to find out which homeowners are renting their properties without following the strict guidelines in the Deed Restrictions.
- We are in the process of legal enforcement on one known rental property owner at this time. Our only avenue for forcing compliance of the Deed Restrictions in the townhomes requires legal intervention, which can get very expensive quickly. We are looking into any and all possible ways of dealing with this problem.

MINUTES FROM LAST ANNUAL MEETING:

1. FEBRUARY 2018 MINUTES NOT POSTED.

- Nita will look into this oversight and post the minutes from the last Annual Meeting.

COMMUNITY MANAGEMENT:

1. NEED TO ADD DIRECTORS TO BOARD.

- Can only be done at the Annual Meeting in February.
- Must have a nomination and be seconded.
- Current Open position for Deed Restriction Director.
- Currently have five members serving; there can be up to eleven board members at a time.

2. HIRING A MANAGEMENT FIRM

- Without additional help from the community (Board members and other volunteers needed) it may become necessary to hire an outside firm to manage our Maintenance Corporation.
- Current dues are \$150/yr per household which would not support the added cost of hiring a Management company. In order to contemplate making this change, dues would have to increase (to \$300/yr).
- The next ballot will request raising the dues to cover expenses. Ballots submitted in the past were not sufficiently in favor of an increase, but the current dues cannot be sustained indefinitely.

TREASURERS REPORT:

1. UNPAID DUES.

- There are currently 29 homeowners who have not paid the annual dues.
- The majority have not paid 2018 dues.
- At least 11 of these owe for two years or more.
- 5 homes have judgements against them or are in bankruptcy.
- Unpaid dues cost the Maintenance Corporation in added time to try to collect and ultimately in legal costs to prosecute these cases.
- MFMC cannot collect owed money for delinquent cases until a lien is attached to the home and it goes into a sale.

NICOLE POORE:

1. OFFERED TO HELP RESOLVE FOLLOWING ISSUES.

- Expedite DELMARVA work crew to repaint the green power boxes that were sprayed with graffiti.
- Help us determine who is responsible for maintaining the Pear trees lining RC Peoples Blvd.
- Contact the services of the Ombudsman to set up a meeting with the MFMC board for help resolving outstanding issues that have frustrated our community.
- Overgrowth of weeds at the North border of Mansion Farm at the border with the new development being built on 896. This is a possible violation of NCC Property Maintenance Regulations.
- Contacting the new development previously mentioned to see if a sign for our community can be incorporated with the new one - since we sit directly behind them.
- An upcoming meeting (proposed for November 19th) to discuss what to do about the “ugly” roundabout that DELDOT built on Howell School Road. Nicole said that she has many roundabouts within her districting area and none are as much an eyesore as our is.

2. STATE CONTRACTORS

- Typically State contractors are given a job if they are the lowest bidder.
- The “low bidder” method has caused many problems with things like: jobs taking too long to complete, shoddy workmanship, etc.
- A new bill is being proposed to hold contractors more accountable (ie. removing 5% from final cost if work is not completed on time).