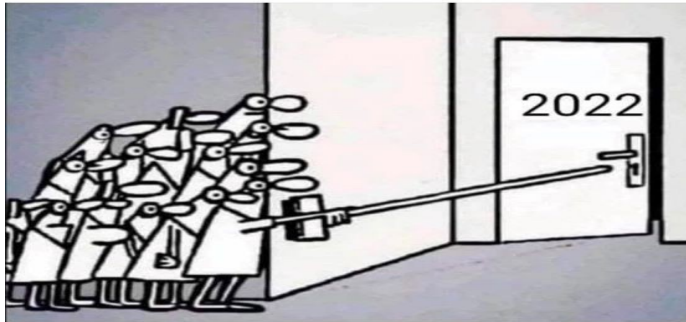


Mansion Farm Maintenance Corporation

P.O. Box 1432 • Bear, DE 19701

www.neighborhoodlink.com/Mansion_Farm

Well...another very strange year for 2021. We hope everyone is healthy and safe and are looking forward to a better 2022...we will see. Let us hope for the best !!



Annual Homeowners Meeting: Due to the uncertainty surrounding COVID; the Troop II Meeting Room is still closed. Our Annual Meeting will again be held via ZOOM on February 9th from 7-9PM.

Please follow the link below to join...

<https://pma.zoom.us/j/93067311479?pwd=TTIwMHBnZUVuRlAxRGJFZmNONklUUT09>

Meeting ID: 930 6731 1479

Passcode: MFMC

One tap mobile

+13126266799,,93067311479# US (Chicago)

+16465588656,,93067311479# US (New York)

2021 was a quite year for the neighborhood and the Board. Our five ponds are in good shape since the weather has cooled down. There was an issue with the pond at the end of Tara Court this summer. Very low water levels and two beaver dams caused a large and lasting algae bloom. The dams were removed and most of the downed trees were hauled off (the beavers had already moved to deeper water, Lums Pond, maybe). The rains came back and the water levels returned to normal. This pond is very shallow and may pose a problem again this summer. The new Pond Hawk aeration system installed there should help maintain the water quality. The Board is considering a third Pond Hawk system for the Megan Drive pond.

Landscaping our common areas is starting to become an issue. After 20+ years, our trees are starting to die off. We have contracted for the dead trees to be removed and to haul away branches which have fallen into neighbors' yards. This spring, we will be removing additional trees and start the process of replacing them. Along with trees; much of the wood fencing (and metal rail-

ings) in the common areas is rotting away. Over the past five years, portions of these structures have been replaced. We will continue to replace the posts and rails as needed.

We were forced to close our three playgrounds in 2020 because of State Covid restrictions. While the playgrounds were closed, all maintenance was stopped. This past spring, we had these areas weeded and re-mulched. They will need additional maintenance this spring.

Deed restriction violations have been few this past year. Mainly trailers, boats and RV's in drive-ways. Letters are sent out which usually helps...a bit. The big issue is the blue tarp covering a garage door on Dynasty! Letters were sent, with no response. This violation has been turned over to NCC Land Use Department. NCC sent the owner a violation letter on November 29th. NCC will take them to JP Court if this violation is not corrected...we will see.

The food trucks have been a huge hit with the neighbors this past year. Thanks to the residents for setting this up and for posting dates and menus. The Little Library has also been a big hit !

There is nothing to vote for this year...no fee increase is being asked for, no Board members are up for re-election and no revised deed restrictions have been requested. However, we are asking for your help.

If you have a project for the Board to consider or a deed restriction to change/amend; please let us know. As always, we are looking for volunteers to join the Board! One of our long time members, Phil Croall, has moved to the Delaware Beaches. The Board is down to four members now and we need your help running the neighborhood. To be a Board member, you must be an owner of record and an owner in good standing...no past due monies owed. Please consider being a volunteer!

Winter is upon us, and we will get some snow. DelDot does not plow our streets and MFMC is not required to plow our streets. If we receive 4" of measured snow or more, the State will reimburse us 3/4's of our money spent for plowing. Less than 4" there is no reimbursement. The official State measurement site for Mansion Farm is Glasgow. As a courtesy, we will try to plow MF Drive if less than 4" of snow falls.

Speaking of our streets; DelDot did a traffic/speed study of MF Drive. There is a great deal of speeding leaving MF heading to Sunderland and Rt. 896. As a result, DelDot will be installing another solar-powered speed sign between Megan and Duke. Please keep it down to 25!!!

Finally, if you are planning to sell your home, please ask your Real Estate folks to contact the Board to insure By-Laws and Deed Restriction documents are provided to the new owners.

Sincerely,

Mike Maricich
President MFMC

