

Mansion Farm Maintenance Corporation (MFMC)

NEWSLETTER – SEPTEMBER 2023

Greetings from the MFMC Board! 2023 has been filled with exciting changes and upgrades to our neighborhood. Some of our recent accomplishments include:

- A playground cleanup and mulching project that took 22 local volunteers 2 days to complete
- Creating a new MFMC website (mansionfarm.com)
- Scheduling urgent cleanup of old or downed trees, brush/growth, and broken fencing at Mansion Farm Drive, Viscaya Drive, Megan Drive, and Brittany Way

MFMC Board Updates

Mike Maricich stepped down from the MFMC board this year, where he has served as President since 2019. The board would like to extend a heartfelt thank you to Mike for all of his hard work, time, and efforts making our community a better place – we appreciate you!

Our board is currently comprised of 8 members (7 of which joined in 2023). There are 4 board positions still vacant, including President and Vice President.

The board facilitates tasks related to neighborhood management, such as securing maintenance contracts, reviewing deed restriction violation reports, and upkeeping neighborhood infrastructure and amenities (e.g. playgrounds, communal fencing).

Any resident in good standing (up to date on annual dues) may join the MFMC board. Contact the MFMC board (MFMC@mansionfarm.com) if you're interested!

Transition to MansionFarm.com

We purchased mansionfarm.com to kick off a new project: hosting our own mobile-friendly, modern community website.

One of the main goals of this project was to create a central email to streamline inquiries to and replies from the board. You can now contact the MCMF board directly at MFMC@mansionfarm.com.

We are currently transferring and setting up content from the NeighborhoodLink website to our new website server; we estimate this will be completed in October 2023. Until then, MansionFarm.com will redirect traffic to our NeighborhoodLink website.

The MFMC board does not monitor or respond to inquiries on the informal resident-managed Caravel Woods/Mansion Farm Facebook group. Please direct all community questions to MFMC@mansionfarm.com.

MFMC Treasurer Report

There are 32 townhomes and 26 single family homes that owe outstanding HOA dues for 2023, resulting in \$9091 of missing revenue needed to maintain our neighborhood.

Please submit your payment on the New Castle County website (<https://www.newcastlede.gov/2030/Online-Tax-Sewer-and-Other-Payments>) as soon as possible to avoid collections and/or court proceedings. We will not renew our contract with the county to reduce expenses; the board will resume oversight of dues in 2024.

Deed Restriction Violations

MFMC is a deed restricted community. Some of the current violations in our community include:

- No trailers, mobile homes, commercial vehicles, or boats parked in driveways or on the street
- No trampolines, above ground pools, or statues
- No basketball goals (hoops) except for 1 permanently installed in the rear yard, or a temporary goal that is removed within the garage or at the side/rear of home after 48 hours

To change or remove a deed restriction, any resident in good standing (up to date on annual dues) must gather 2/3 votes of the community and submit to the MFMC board (MFMC@mansionfarm.com) for review.

Amendments to MFMC bylaws (including changing or removing deed restrictions) are only valid if they are filed on record with the New Castle County Recorder of Deeds. The MFMC board does not have the authority to change or remove deed restrictions or grant exceptions.

Seeking 2024 Contract Bids and Counsel

- Snow removal bids for 2024 are due 10/31/2023
- Landscaping bids for 2024 are due 11/30/2023

We are also seeking pro bono general counsel from qualified residents before contracting general counsel. Submit inquiries to MFMC@mansionfarm.com.

Pond Maintenance and Education

Our landscaping vendor recently cut back overgrowth along some of our community spaces and Megan Pond. Shortly thereafter, we received reports of dead fish in Megan Pond from concerned residents.

We investigated this situation immediately:

- Our vendor confirmed that the only cleanup work performed was physical cutting of the overgrowth.
- Our vendor does not administer harsh chemicals within or near ponds to prevent this exact situation. They confirmed no spray was administered anywhere during cleanup work due to impending rainy weather.
- Delaware Natural Resources and Environmental Control (DNREC) confirmed the dead fish were not the result of chemical spray. They attested the dead fish were a result of a recent flux in the pond oxygen or other water quality parameters (e.g. nitrates) likely due to the recent storms.
- The pond's agitator fans were checked and confirmed that they are working properly.

We take resident reports seriously and encourage you to submit reports to MFMC@mansionfarm.com.

We have invited a DNREC representative to our February 2024 community meeting to discuss resident concerns and provide information to educate residents on the environmental aspects of our neighborhood.

Volunteer Help Needed!

Work at UD Football Concession Stand (Sept-Nov 2023)

- Volunteers needed for multiple weekends. Must be 16+ years old but don't need to be a MFMC resident.
- **Sign Up Today!** <https://tinyurl.com/mfmc-ud-signup>

Paint Townhome Mailbox Clusters

- Volunteer(s) needed to paint 4 townhome mailbox clusters. MFMC will supply paint, brushes, and rollers.
- Contact MFMC@mansionfarm.com for details.

Special Interest Projects

Our neighborhood playgrounds were built 25 years ago, and the equipment needs repair and replacement. One of our special interest projects for 2024 is determining cost and timeframe to complete this project.

Do you have a community improvement idea or special interest project? Contact MFMC@mansionfarm.com!

Community Fall Yard Sale

The next joint community yard sale between Mansion Farm and Caravel Woods is **Saturday, October 21, 2023 from 8AM to 1PM.**

Rain date: Sunday, October 22, 2023 from 8AM to 1PM

Spotted Lanternfly Management

The spotted lanternfly is an invasive insect to the United States that cause significant harm to our regional forestry and agriculture. They damage trees and plants (e.g. dieback, leaf curling) and their excretions encourage mold growth that is harmful to plants (but not humans).

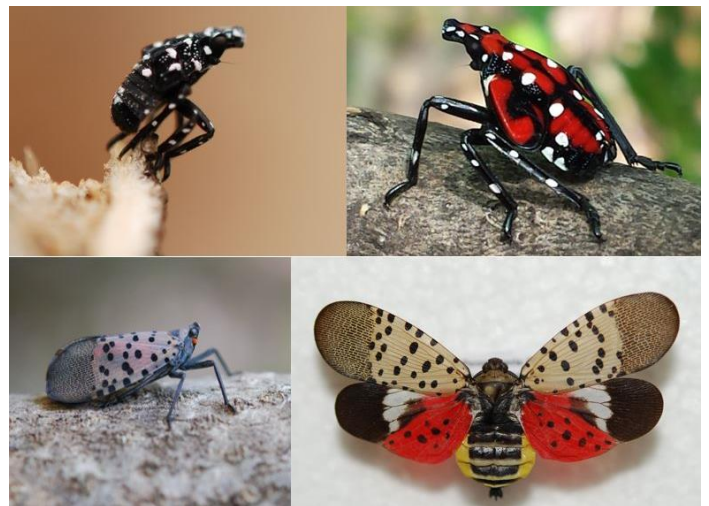


Photo: U.S. National Park Service

Learn more about reporting spotted lanternflies and how to manage their population at the Delaware Department of Agriculture (<https://agriculture.delaware.gov/plant-industries/spotted-lanternfly>).

Advertising Opportunities

Looking to advertise your local business in our biannual newsletter or on our upcoming MansionFarm.com website? Contact MFMC@mansionfarm.com for details!

- \$25 per newsletter ad (1/6 page)
- \$50 per website ad (3 month period)

Upcoming MFMC Community Meeting

Date:	Monday, February 5, 2024 at 7PM
Location:	Delaware State Police Troop 2 Paris Room
Address:	100 Cpl/1 Stephen J. Ballard Way Newark, DE 19702