

ABBOTSFORD COMMUNITY NEWS



Spring 2026

ABBOTSFORD HOMEOWNERS
ASSOCIATION INC.

BOARD OF DIRECTORS

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CONTACT INFORMATION

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Architectural Review
Applications and By-Laws &
Deed Restrictions can be
found on our website.

2026 Dues Update



The association dues for 2026 are \$86.00. For your convenience, we have enclosed the 2026 Annual Dues invoice with this newsletter. We appreciate your prompt payment. To maintain fiscal responsibility, the Abbotsford Homeowners Association has increased the annual assessment by the maximum allowable amount of 10%. This modest increase is necessary due to rising landscaping fees, ongoing stormwater management maintenance, and a recent property reassessment.

Unpaid Dues Unpaid dues impact our budget and unfairly burden timely homeowners. Collecting late payments takes valuable volunteer time.

Volunteers Needed

Volunteers are needed to assist with the collection of unpaid dues. A knowledgeable volunteer is also needed to submit a land assessment appeal form to New Castle County.

Neighborly Tree & Shrub Maintenance



If trees or shrubs on your property are overhanging the sidewalk or roadway, creating potentially hazardous conditions for pedestrian or vehicle traffic, they should be pruned. Be mindful of your neighbor's yard- remove nuisance woody overgrowth from property lines as well.



Grass-cutting

season is upon us... Please keep grass clippings and all yard waste off our streets. According to Delaware law, it is illegal to sweep, rake, or blow yard waste into the roadway. Additionally, when grass clippings are washed into storm drains, they can harm water quality in our creek and lead to drainage problems. Thank you for your cooperation!

Pet Ownership Be a courteous pet owner and follow local pet regulations.

Leash Laws: keep your pet on a leash in public areas

Waste Disposal: clean up after your pet and dispose of waste properly

Noise Control: keep barking to a minimum; excessive noise can be disruptive to neighbors

Property Values & Curb

Appeal Every homeowner needs to be conscientious when modifying their home to keep our neighborhood's aesthetic cohesive. Not only does this keep our neighborhood looking pleasant and visually appealing, but it also helps ensure high property values over time. Thank you for submitting Architectural Review Forms promptly.

Additionally, cleaning the exterior of your home, performing necessary maintenance, and completing unfinished yard projects go a long way toward enhancing the curb appeal of our neighborhood.

RECYCLING IN DELAWARE
BASIC RECYCLING IS BETTER RECYCLING

PREPARING YOUR RECYCLING

- Keep Them: EMPTY, CLEAN & DRY
- DO NOT BREAK! DO NOT BAG!
- BREAK DOWN BOXES
- RETURN PLASTIC BAGS TO STORES

PLASTIC HARD PLASTIC CONTAINERS Water bottles, milk jugs, etc. LEAVE LIDS ON	GLASS BOTTLES AND JARS No window glass, dishes, or mirrors REMOVE LIDS-RECYCLE SEPARATELY
PAPER CORDBOARD, CARTONS, PAPER Paper should be postcard-sized or larger NO GREASE OR FOOD RESIDUE	METAL ALUMINUM, STEEL, TIN CANS Clean and empty REMOVE LIDS AND PLACE INSIDE CAN

NOT ACCEPTED IN DELAWARE CURBSIDE RECYCLING PROGRAMS

- PLASTIC BAGS
- BATTERIES
- GARBAGE
- TANGLERS
- FOOD WASTE
- YARD WASTE
- HOUSEHOLD PAPER PRODUCTS
- DIAPERS
- ELECTRONICS
- SHREDDED PAPER
- STYROFOAM
- SCRAP METAL

DSWA DELAWARE RECYCLES DE.GOV/RECYCLING

THANK YOU to all those who volunteer on the board and the Architectural Review Committee. Your service is greatly appreciated!