

ABBOTSFORD COMMUNITY NEWS



Spring 2025

ABBOTSFORD HOMEOWNERS
ASSOCIATION INC.

BOARD OF DIRECTORS

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Architectural Review
Lori Wilson

Finance Committee
Tom Rogers

CONTACT INFORMATION

abbotsfordinfo.com

AbbotsfordNewarkDE@gmail.com

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

2025 Dues Update



Association Dues for 2025 are \$79.00 this year. Our 2025 Annual Dues invoice is enclosed with this newsletter for your convenience. Thank you for paying promptly.

In order for Abbotsford Homeowners Association to maintain its fiscal responsibility to its homeowners, the annual assessment increased by the allowed 10%. This small increase directly relates to increased landscaping fees and stormwater management maintenance.

For the safety of our community...



Please drive responsibly and courteously while entering and traveling throughout our neighborhood.

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.

For Your Records...



Our mailing address has changed:

**PO BOX #7063
Newark, DE 19714**

Property Values 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 has a measurable effect on ensuring high property values over time.

- Please consider joining the Architectural Review Committee if you are interested in maintaining our neighborhood's curb appeal and high property values.
- **Per Abbotsford's Declarations of Restrictions Article VII, architectural approval is required for any changes, improvements, or modifications to the exterior of your home or yard.** All applications must be submitted to the Architectural Review Committee before you contract for work or begin any project.



Grass-cutting

season is upon us... Please keep grass clippings and all yard waste out of our streets. Delaware code relating to yard waste states that it is unlawful to cause yard waste to be swept, raked, or blown in a roadway. Additionally, grass clippings that are washed down our storm drains have the potential to both impact water quality in our creek and cause drainage problems.

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

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

