

ABBOTSFORD COMMUNITY NEWS

FALL 2022

ABBOTSFORD HOMEOWNERS ASSOCIATION

Board of Directors

President

Lori Wilson

Vice President

Bill Briggs

Treasurer

Elizabeth Heflin

Members at Large

Margaretann O'Rourke

Nancy Marvel

Committee Chairs

Maintenance

Lori Wilson

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

<< NEW >>

Be sure to follow us on facebook
[@abbotsford.newark.de](https://www.facebook.com/abbotsford.newark.de)

A great resource for neighborhood information!



Coffee with the Board & Free Drawing for \$25 gift card

**10 am SATURDAY,
OCTOBER 15**

@ the front of the neighborhood

Please join us for our **Annual Homeowners Association** meeting: Meet the board, share a cup of coffee, ask questions & learn about volunteer opportunities! All those attending are eligible to enter a free drawing for a \$25 Wawa gift card. Must be present at time of drawing to win.

John Suchanec, our City Council Representative, will also be in attendance.

Our District 1 City Council Rep. can be reached at (302)598-2222 or jrsuch2021@gmail.com. If you are interested in receiving his informative newsletters just email him to introduce yourself.

Rain date: 10am Sunday Oct. 16

Bed Linens Donation Drive

The Community Warehouse Project of Chester County is in URGENT need of twin, queen and king size bedding! Please consider donating new or used bed linens, blankets and comforters to families in need.

Bring your new or used bedding to our Annual Meeting on Oct 15 or drop off at 101 West Galloway Ct. in a tied plastic trash bag.



2023 Board Nominations

The nominating committee (per Article VI, Section 1 of the by-laws) is accepting nominations for the 2023 Board of Directors.

Board positions requiring a nomination are: President, Vice President, Treasurer, Secretary and Member at Large. Please consider volunteering for service on the 2023 Board of Directors.

If you would like to nominate yourself or another Abbotsford homeowner, please fill out the 2023 Board of Directors Nomination Form found on our website, abbotsfordinfo.com. Deadline for nominations is November 15, 2022.

NOTE: All persons nominated MUST be property owners and MUST be current on their dues.

VOTING: A ballot will be created after nominations have been received and mailed out by December 1, 2022.



Runyi's Annual Food Drive



Please consider donating non-perishable food items to benefit the Food Bank of Delaware.

Collection Date: **Sunday Nov 6**

Items may be left on your front porch or dropped off at

3 Braemar Drive.

Reminder flyers will be posted.



2022 Dues Assessment Update

Our sincere THANKS to those that pay promptly! Paying promptly helps to greatly keep our costs down and lightens the burdens on the small number of volunteers who manage our Homeowners Association for you.

OUTSTANDING DUES: multiple past due reminders have been mailed to the 23 homeowners with outstanding account balances. Next steps will be the assessment of delinquency fees and formal legal action.

Homeowner Maintenance

In an effort to maintain our neighborhood's high property values and curb appeal, our Architectural Review Committee will be sending letters to all properties that are not in accordance with our By-Laws and Deed Restrictions.

Areas of concern include:

- ✓ Cracking or peeling paint
- ✓ Rotting/damaged woodwork around doors & windows
- ✓ Damaged or missing insect screens
- ✓ Shutters missing or in need of repair & paint
- ✓ Missing siding & shingles
- ✓ Unsightly algae, mold & mildew on siding, walkways and driveways
- ✓ Overgrown bushes & shrubbery blocking the pedestrian sidewalk
- ✓ Garbage cans not stored as inconspicuous as possible
- ✓ Unfinished front yard landscaping projects
- ✓ Overgrown trees & shrubbery / Dead trees & shrubbery
- ✓ Weeds in driveways & sidewalk expansion joints
- ✓ Window air conditioner units installed on front windows
- ✓ Accumulation of debris or garbage
- ✓ Fences in disrepair
- ✓ All items expressly listed in ARTICLE X, Section 4 of our Deed Restrictions

Deed Restrictions

→ ARTICLE VII ARCHITECTURAL REVIEW COMMITTEE SECTION 1. Review and Approval by Committee

"No buildings, structures, fencing, decking or other improvements, shall be erected or placed on any Unit in the front yard are between the public roadway and that portion of the dwelling unit facing the roadway nor shall the exterior of the unit be structurally altered until and unless plans and specifications showing the nature, kind, shape, height, materials, floor plans, exterior color schemes and location shall have been submitted to and approved in writing by a majority vote of the Architectural Review Committee."

→ ARTICLE X, Section 4. Restrictive Covenants

A detailed list of common restrictions for our neighborhood can be found on our website.



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

NOMINATIONS AND VOTING FOR 2023 BOARD OF DIRECTORS

The Nomination Committee has been formed (per Article VI, Section I of the by-laws) and is accepting nominations for the 2023 Abbotsford Homeowners Association Board of Directors.

Please consider volunteering for service on the Association Board of Directors for the 2023 year. It's a great opportunity to gain leadership experience and serve your neighborhood at the same time.

If you would like to nominate yourself or another Abbotsford homeowner, please fill out the following form and submit by mail to: Abbotsford Homeowners Association, 406 Suburban Drive, PMB 173, Newark DE 19711 or email to contact@abbotsfordinfo.com. **Please get approval from the person you are nominating prior to submitting the nomination form. All persons nominated must be homeowners.**

Nominations to the Board will be accepted thru November 15, 2022.

2023 BOARD OF DIRECTORS NOMINATION FORM

NAME	
ADDRESS	
BRIEF BIO OR SUMMARY OF QUALIFICATIONS	

Abbotsford Homeowners Association

Application for Architectural Review Committee (ARC) Approval - exterior changes or additions to your home.

Please submit this application form to the Architectural Review Committee before you contract for work or begin any project. Upon receipt of your application, the committee may need to make a site visit to your home. *We will contact you by phone if we need to meet with you.* The committee has **45 days** to respond to all applications, however, the committee usually returns the applications within two weeks. One copy will be kept by the ARC and one copy will be returned to the homeowner.

You are responsible for obtaining all necessary building permits separately

Please send applications to: Abbotsford Homeowners Association 406 Suburban Drive, PMB #173, Newark, DE 19711, or **email to:** contact@abbotsfordinfo.com

Section 1 General Information	
Date:	
Name:	
Address of Property to be changed:	
Phone Number:	
Section 2 Type of Change (circle those that apply)	
Type of Exterior Modification:	Deck/Patio Fence Roof/Shingles Door Painting Windows Arbor Addition Other *Please fill in all specific descriptions in: Section 3 Details
General Description of Proposed Change:	
Section 3 Details	
Materials Description:	
Colors/Paint Swatch submitted:	YES / NO Please attach if applicable
Drawing/Sketch/Survey/Building Plans:	YES / NO Please attach if applicable
Photo/Model # of door, window, other:	YES / NO Please attach if applicable
Dimensions:	
Other:	
Section 4 Comments (Please use additional paper if needed)	
Section 5 (for Architectural Review Committee Only)	
Approved by Initials_____	Initials_____ Initials_____ Initials_____ Initials_____
Not Approved by	Initials_____ Initials_____ Initials_____ Initials_____ Initials_____
Reason(s):	

