

ADHA FALL 2022 LETTER

Hello ADHA Neighbors!

We hope 2022 has gone well for you and your family and that you have not faced too many challenges! Once again, the cooler temperatures are arriving and hopefully a beautiful fall season is not far away.

We are grateful that our home values have remained consistent throughout this year and that home pricing has continued to be competitive with Madison's current housing market. Our great location within Madison City and the attractiveness of our neighborhood continues to add to our respective home values. Many of our homeowners have been busy with additions and upgrades. We always appreciate the effort each of you invests into maintaining your homes. The curb appeal significantly enhances the charm and character of our neighborhood.

Please note that we have our annual ADHA Board Meeting coming up on October 25, 2022, @ 7pm. This will be a virtual meeting and we will be sending a zoom link a week or so prior.

If we do not have your current email – please let us know by emailing us at boardmember@abbingtondownsmadison.com.

Below are a few topics of interest for ADHA members to aware of as we move through the last quarter of 2022. Some of the community notes were in the spring letter but are addressed again below.

Recent and Current Activities:

- The updated Restrictions should be posted to the website within the next few days. You can find them at www.abbingtondownsmadison.com
- The amendment to consolidate the Restrictions and By Laws passed with 61 votes for approval and has been provided to Probate for recording.
- Lawn Masters completed the upgrade to the front entrance and installed a new irrigation system. Further expansion of the irrigation system will be done next spring. The first Hughes Road entrance island will be also re-sodded.
- The Board requested Madison Park Services trim back the hedges at our park entrance and clean up the park fence.
- The Board discussed significant marbling of Manningham Dr between the park and Maidstone Lane with the city engineer in the spring. The city plans to mill and repave all of Manningham Drive, with neighborhood cul-de-sacs to follow at some time in the future.
- Our Madison City Beautification Award sign will be re-posted at the front entrance.

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Community Notes of Interest:

- Remember that the speed limit within our neighborhood is 25mph, and please slow down for pedestrians that may be crossing our Hughes entrance/exit.
- Since fall is around the corner, please stay on top of picking up leaves and preventing them from blowing into your neighbor's yard.
- Retrieve garbage and recycling bins as soon as possible after they have been emptied on our Thursday pickup, and please do not leave the recycle bins on the curbside for more than a day if you should over anticipate a week before the recycle truck comes through.
- Please do not put items for Monday morning bulk trash pickup on the curb until the weekend if possible. We are a city, not county, neighborhood.
- Please gather grass clippings and other yard debris that may have blown into the road during your yard maintenance. This improves the curb appeal of your property and the neighborhood. Bulk trash pickup can often leave a lot of residues behind; please clean up what is left over after bulk trash pickup.
- Fall is a good time to clear out overgrown flower beds, and some in the neighborhood could use a good cleanup.
- Be considerate of your neighbors when you are doing yardwork, playing music, or when your dog is outside. Try to not begin yardwork until 8:00am, particularly on a Sunday.
- Barking dogs can be a nuisance to your neighbors. Again, we live in the city, not the county. Be considerate and do not allow your dog to bark indefinitely.
- Some of our neighborhood fencing is beginning to fade in appearance. Please try to budget for repairing/replacing as ability, budget, and time allow.
- As noted above, a lot of additions and home upgrades have been in progress this year. Remember to contact Mike Hubbard, ADHA Architectural Control Committee Chair, to coordinate improvements and additions to your home **before** you begin.
- There are still a couple of sheds in the neighborhood. Property owners will be given sufficient time to address their respective shed before the Board engages with additional action.
- There are several trees that have been cleared behind a few of the Abbington Downs homes that are adjacent to Bob Jones High School. Evidently this work was completed to provide improvements to drainage on the school side and for the Eastview Subdivision.

Thank you for helping Abbington Downs remain a great place to live.

ADHA Board