

SOUTH GRAYLYN CREST NEWSLETTER



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Our goals are focused on the preservation of our neighborhood, enhancing our quality of life, and promoting a safe and prosperous community for residents and their families to enjoy for years to come!

MEET THE BOARD

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Winter is Coming!

As the days grow shorter and the air turns crisp, winter will soon blanket our neighborhood in its quiet beauty. Now is the perfect time to prepare for colder months ahead. Take a moment to winterize your home. Check your heating system, seal drafty windows, and clear your gutters before snow arrives. A little preparation now means more time to enjoy the season's pleasures and the beauty of winter all around us!



Pet Responsibility

For the safety and comfort of all residents, we remind everyone that dogs must be leashed at all times when outside. No dogs should be allowed to roam freely in the neighborhood under any circumstances. Additionally, all pet owners are required to clean up after their animals. Let's work together to keep our neighborhood clean, safe, and enjoyable for everyone.

Annual Dues Updates

Our annual neighborhood dues have been adjusted for the coming year. Most households will be asked to contribute \$50 annually, while homes on Wilson Road will pay \$30. These dues primarily cover snow removal services that keep our streets safe and accessible during winter months. This year, we're also planning to use a portion of the funds to organize several seasonal community gatherings where neighbors can connect and celebrate together. Your contribution directly supports the services and events that make our neighborhood a great place to live.



Help Feed Our Neighbors

This season, we're organizing a food drive in January to support the Food Bank of Delaware. You'll find a paper bag attached to the back of this newsletter. We ask that you fill it with canned goods or unopened boxes of non-perishable food items and leave the bag on your doorstep on Saturday, January 10th for pick-up. Our volunteers will come around to collect the donations and deliver them directly to the Food Bank. Every contribution helps families in need, and together we can make a meaningful difference.

Have you paid your DUES?

Scan here -->
PAY TODAY!



Holiday Light Contest

The holidays are just around the corner, and we're bringing back our beloved Holiday Light Contest! We invite all neighbors to showcase their festive displays and spread some seasonal cheer. Simply photograph your decorated home and submit it through our neighborhood Facebook page to enter. Winners will be announced on our website and will receive a small token of appreciation for brightening our community. Let's make this season sparkle!



Market Snapshot

This past year has been a strong one for our neighborhood real estate market:

- Average Home Price: **\$480,000**
- Year-Over-Year Increase: **+8%**
- Homes Selling Quickly: 75% of homes sold in under one week

These numbers reflect the continued demand and desirability of our community.

How We Compare: 19803 & New Castle County

- 19803 ZIP Code: Home prices are **up 18.9%** from last year, the highest increase in New Castle County.
- New Castle County Average Home Price: **\$421,000**
- Average Days on Market in NCC: **31 days**

South Graylyn Crest continues to outpace the county in both value and speed of sales, a true testament to the strength of our community.

Looking ahead...

With rising home values, quick sales, and a welcoming spirit, South Graylyn Crest remains one of the most desirable places to call home. Here's to a strong finish to 2025 and an exciting year ahead! If you'd like to know what your home is worth, I am happy to help. I am more than a Realtor, I am your neighbor and Graylyn Gal! - Erin Robertson

Neighborhood Safety

Your safety and peace of mind are our top priorities. If you notice any safety concerns in our neighborhood, please alert the civic association board right away. This includes issues like potholes that need repair, downed wires or tree branches, speeding vehicles, or door-to-door solicitors. Whether it's a maintenance issue, a traffic concern, or anything else that affects our community's safety and well-being, we want to hear about it. Together, we can keep our neighborhood safe and secure for everyone.

Business Sponsorships

We're excited to invite local businesses to become sponsors of our neighborhood newsletter! By placing an ad or coupon in our publication, you'll reach hundreds of households while supporting our community. The income generated helps offset printing costs and funds neighborhood improvements and events. If you own or know of a local business interested in affordable advertising that makes a real impact, please contact us to learn more about sponsorship packages.

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GUIDANCE THAT OPEN DOORS

Call for Volunteers

Our neighborhood thrives because of dedicated volunteers who give their time and energy throughout the year. We're currently looking for neighbors willing to help with upcoming events and civic association administrative tasks. Whether you have an hour a month or can take on a larger role, your involvement makes a real difference. If you're interested in volunteering or would like more information about opportunities, please reach out to us. Together, we build a stronger community.

Important Dates

- 12/14 - Talleyville Fire Co. Santa Visit
- 3/3 - Spring SGCCA Public Meeting