



SGCCA NEWS



The South Graylyn Crest Civic Association, Brandywine Hundred Delaware

December 2008

Your Civic Association

- * Dues are \$25/yr. and \$16 for homes on Wilson Rd
- * Envelopes are attached to this newsletter and checks may be made out to the SGCCA and dropped off to Treasurer Pat Armbruster at 1017 Faun Rd.
- * Also attached is a letter from IDS (thanks to Marc Chetty for arranging this) which gives us a chance to join together for a discounted trash removal service with 80 or more of us signing up with this contractor. Just think, less truck traffic and noise. What's to lose?
- * Savings for you—an early Christmas present!
- *

We CAN Do This—Time For Us to Shape Up, Graylyn Crest !

At our last meeting on October 28, President Joe Steffin announced that he could no longer uphold a commitment to the SGCCA, and new blood was needed.

In the Spring, hope rose as another resident indicated he wanted to run for office, but, unfortunately, he backed out. Because of this, we had no Halloween parade this year.

As a letter from Al Sanchez reminded us, we would also miss the Easter Egg Hunt, the visit from Santa, the

Christmas decorating contest, and amenities our dues pay for such as 5 street lights at the entrances, 6 sand barrels for icy entrances in winter, and of course, the snow plowing when we have over 4" of snow.

At our next meeting on February 12, 2009 at the Brandywine Hundred Library, we will discuss changing to a committee form of governing, with the block reps having the voting power. Or maybe one of you wants to volunteer to be President.

Until then, read on to find what we have planned!



Sign up for a visit from our very own Santa! He is planning on making home visits on December 21, from 6-8 pm. Call the Armbrusters to give them the details of your location at the Santa Phone 478-7591

Visit us on the web: <http://www.neighborhoodlink.com/wilmington-de/sgcca/main.html>

Annual Holiday Decorations Contest

Have your holiday decorations up by December 21st and you will be eligible for a prize, if your home is declared one of the 3 most spectacular South Graylyn Crest homes.

First Prize	\$100
Second Prize	\$60
Third Prize	\$40



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This newsletter is sponsored
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SGCCA webpage:
<http://www.neighborhoodlink.com/wilmington-de/sgcca/>

Civic Council of Brandywine Hundred webpage
<http://www.ccobh.org/index.html>

Real Estate Update on our neighborhood

In the first three quarters of 2008, 8 homes have sold in South Graylyn Crest. The average sale price was \$292,000. This does not count the new houses, one of which sold this year for \$490,000. There is one active listing on the market now, and it is priced at \$259,900.

The buzz in the trade is that North Graylyn Crest, with 8 houses, including 1 foreclosure on the market and 24 sales this year, was deemed a "declining area" by one appraiser. They are



What is happening with the green lines on the street and the sewers?

Michael Russo has caught up with the County and offers the following report.

Video surveys of the sewer system in our neighborhood has been completed. The green lines represent where the sewer line from your home intersects the sewer main in the street. Once these locations were identified a second video survey was done of each homeowners sewer line (lateral) from the sewer main to your house. This survey was done to determine the condition of the homeowner sewer line on their property.

The County's goal is seal up as many breaches in the sewer system that can reasonably be reached. Each homeowner will receive some type of form letter requesting permission from the County to do this work on your property. Ideally the County would like to put a

clean-out standpipe in each homeowners sewer line as close to the house as possible. A clean-out is a vertical pipe that stretches from the surface of your yard down to the sewer line. Once this clean-out is installed, the sewer line from the sewer main out in the street to the newly installed clean-out will be lined with a sealant that would fill any voids, cracks, or other breaches in the property owners lateral sewer line. The closer the County can get to the house the more of the property owner's lateral is repaired. If permission from the property owner is not granted, the clean-out would be located in the right-of-way between the street and the sidewalk.

Some property owner's sewer lines may be in such bad shape that the

County's work would not be able to relieve the problem they may be experiencing. The County will assess the condition of each property's sewer line on a case-by-case basis. Do not expect the County to replace a failing sewer lateral. It is recommended that any property owner experiencing sewer line problems to consult with the county about the condition of your lateral, based on their video surveillance, before going through the expense of a complete sewer replacement. The issues that a homeowner is experiencing may be resolved as a result of the County's work.

As of now this work is scheduled to begin in the spring of '09. Watch the newspaper for public meeting, regarding this work, after the first of the year.

Your Area Representatives—see map below to find out your block number:

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|-----------------------|---------------|-----------------------|----------------|
| 1. Al Sanchez | 1803 Graywell | 8. Dan Rufo | 1229 Faun |
| 2. Bob Nieradka | 1115 Piper | 9. Mark Chetty | 1217 Crestover |
| 3. Kevin Sullivan | 1811 Piper | 10. Vacant | |
| 4. Tessie Sarmousakis | 1804 Graywell | 11. Mark Payne | 1004 Crestover |
| 5. Mike Russo | 1016 Faun | 12. Terri O'Keefe | 1030 Sedwick |
| 6. Mary Reynolds | 1027 Faun | 13. Candy McClafferty | 1001 Sedwick |
| 7. Jean Parr | 1244 Faun | 14. Gene Basham | 1017 Graylyn |

