

# THE FAIRWAY FALLS' NEWSLETTER

## SPRING 2025



### Notes from Joan

A lot has happened since our last newsletter. We have a new board. They, along with everyone else within our community who help make our neighborhood better, are volunteers. Please remember that in all your interactions. Thank you to all our volunteers, especially the board.

At our January civic association meeting, we discussed that the new neighborhood on both sides of our entrance will be built. The timing has not been determined. The road through the new houses (on the Pebble Beach side) will cut into our entrance. Their cars will turn right on our entrance road and go around the circle to exit. The good news is that there will be a sidewalk built on the outside of our entrance to correspond with the new neighborhood. We requested of our State Representative, Frank Burns, that the state continue the sidewalk through the end of the circle until it becomes Champions Drive. If and when this is done, it will make walking in and out of Fairway Falls much safer. With the spring comes a renewed ability to improve our homes and properties. The board is going to be far more active in getting people to adhere to the deed restrictions. We, on the board, would greatly appreciate if you would do this without us having to tell you. The list of deed restrictions is on the website. Do not be surprised if you receive a deed restriction violation notice even if the deed violation has been in existence for many years.

With the warmer weather, we are outside more. Please respect your neighbors' property. If you, your dog, and/or your children go on someone else's property without their permission, you or they are trespassing. We all live close together. Please remember that and think about how your behavior impacts others.

Let's all have a wonderful spring and summer and make Fairway Falls an even better place to live.



*Joan Adelman*

Community Website:  
[www.fairwayfalls.org](http://www.fairwayfalls.org)

Community Email:  
[fairwayfallsde@gmail.com](mailto:fairwayfallsde@gmail.com)

Community Voicemail:  
302-615-0009

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#### Fairway Falls Civic Association Executive Board

President - Joan Adelman

1<sup>st</sup> Vice President - Ralph  
Liberatore

2<sup>nd</sup> Vice President - VACANT

Treasurer - Jennifer Gatnarek

Secretary - Brooke Ophardt

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#### Architectural Control Committee

Ralph Liberatore, Chair,  
1<sup>st</sup> Vice President

Manny Kanas

Anne Kirby

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#### Landscaping Committee

Yvette Seda, Chair

Henry Ophardt

VACANT

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#### Next Community Meeting:

When:  
June 18, 2025 at 7pm

Where:  
D-Fit, Mermaid Blvd.

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If your address is listed here, please note that **we have not yet received** the payment for FY 2024-2025 dues:

3203 Brookline Rd	3242 Champions Dr	5515 Doral Dr
3204 Brookline Rd	3249 Champions Dr	5519 Doral Dr
3205 Brookline Rd	3250 Champions Dr	5530 Doral Dr
3209 Brookline Rd	3252 Champions Dr	5536 Doral Dr
3211 Brookline Rd	5400 Delray Dr	5547 Doral Dr
3219 Brookline Rd	5406 Delray Dr	5557 Doral Dr
3225 Brookline Rd	5407 Delray Dr	3400 Pebble Beach Dr
3231 Brookline Rd	5416 Delray Dr	3411 Pebble Beach Dr
3244 Brookline Rd	5420 Delray Dr	3417 Pebble Beach Dr
3200 Champions Dr	5406 Doral Dr	5301 Pinehurst Dr
3201 Champions Dr	5423 Doral Dr	5302 Pinehurst Dr
3204 Champions Dr	5425 Doral Dr	5404 Pinehurst Dr
3205 Champions Dr	5454 Doral Dr	5419 Pinehurst Dr
3209 Champions Dr	5456 Doral Dr	5423 Pinehurst Dr
3214 Champions Dr	5459 Doral Dr	5437 Pinehurst Dr
3220 Champions Dr	5506 Doral Dr	5446 Pinehurst Dr
3225 Champions Dr	5510 Doral Dr	5455 Pinehurst Dr
	5514 Doral Dr	

We would like to thank the **296** households who have paid their dues for FY 2024-2025!

You can go to [www.superdues.com](http://www.superdues.com) to pay your dues, or to double-check if you can't remember!

The dues pay for things like the landscaping by the entryway during the spring and fall, the lighting at the entryway throughout the year, snow plowing & salting of the roads during the winter, and other maintenance as needed, including the tree work last year at the circle. We spent close to \$10,000 on plowing and salting alone this past winter.

Please help us continue to provide these much-needed services by staying up-to-date on your dues!

The Landscaping Committee would like to have volunteers help out with light weeding, small projects, and general clean-up at the entrance on the first Saturdays of the month.

Interested?

Please call or email Yvette through the community voicemail line or email address on the front page.

Thank you!

### Parking & Speed Information:

The legal parking distance from stop signs is 30' and 15' from fire hydrants. Parking close to corners and hydrants creates visibility issues & safety hazards for emergency vehicles.

The Speed Limit is

**25 MPH**

Speed continues to be an issue for people who are walking.

PLEASE SLOW DOWN!!

Before any updates or outside work is done on your property, please fill out an Architectural Approval Form found on our website: [www.fairwayfalls.org](http://www.fairwayfalls.org)

### Public Servants

Councilwoman  
Janet Kilpatrick (Dist. 3)  
Phone: 302-395-8343  
[janet.kilpatrick@newcastlede.gov](mailto:janet.kilpatrick@newcastlede.gov)

State Representative  
Frank Burns (RD 21)  
Leghall Phone: 302-744-4351  
[frank.burns@delaware.gov](mailto:frank.burns@delaware.gov)

State Senator  
Laura Sturgeon (SD 4)  
Leghall Phone: 302-744-4135  
[laura.sturgeon@delaware.gov](mailto:laura.sturgeon@delaware.gov)