

## ABERDEEN CREEK NEIGHBORHOOD NEWS – OCTOBER, 2024

### From the HOA Board of Directors

Our annual update from the Aberdeen Creek Home Owners Association Board of Directors.

First – a reminder why we have a Home Owners Association:

The Aberdeen Creek HOA is a Florida non-profit corporation established in 2001 by the developer of the community. The HOA exists to manage the community infrastructure and to promote compliance with the community Deed Restrictions (Declaration of Covenants, Conditions and Restrictions – “CC&R”) and ACC Guidelines.

The CC&R authorizes our Board of Directors to: 1) collect an annual assessment to pay for running and maintaining the infrastructure of the community; and 2) establish ACC Guidelines to advise homeowners how to maintain standards for the appearance and use of their property and to comply with the CC&R to maintain the quality of the community – the “like new” appearance of our homes and our tree lined streets and properties – that make our community a desirable place to live and our homes retain their market value.

The HOA Board of Directors are 5 of the owners in our community of 51 homes who volunteer their time to serve on the Board. The Board has engaged a Management Company since 2012 to provide guidance to the Board and to handle administrative activities for the HOA. When possible, Board members handle some maintenance items to minimize expenses for the community. Enforcing the deed restrictions is always carefully considered as rules established for the community also apply to the 5 Board Directors. Owners are always given ample notice and opportunity to correct rule violations before legal action becomes necessary.

The CC&R will expire in 2031 (after 30 years) but it will need to be renewed in order to maintain the ability to continue to collect an assessment to pay the community operating expenses. These expenses and their respective % of the proposed 2025 annual budget are:

- common area landscape mowing, fertilization and irrigation (32%);
- maintenance and repairs (4%);
- street light contract and electricity (29%);
- liability and other insurance (11%);
- management company administration (24%).

On a “per lot” basis these expenses cost each owner about \$1.53 per day.

The HOA has adequate cash on hand in our reserve account at Fifth Third Bank to cover a large unanticipated / non-recurring expense such as irrigation system repair, well pump replacement, common area tree work, entrance column and sign repair, or frontage fence repair. If such an expense should be required the Board will decide how and when to replenish these funds.

To see the Board activities this past year read the minutes of each of the Board meetings. The minutes are posted on our community website [www.aberdeencreekfl.com](http://www.aberdeencreekfl.com).

The Annual Members Meeting will be held October 24 to elect the Board of Directors for 2025. The 5 current board members have indicated they are willing to continue to volunteer their time for the coming year; that said anyone who is interested in running for a position on the Board should contact the management company immediately. Prospective Board members need to know that the newly approved (2024) Florida Statute governing HOA's (FS720) requires Board members to complete a mandatory certification course within 90 days after they join the Board and an additional 4 hours of continuing education every year.

Following the Annual Meeting there will be a Board Meeting to discuss and approve the 2025 Budget. For 2024 the HOA is projecting that expenses will exceed income by over \$1,000 due in part to unexpected expenses - legal expense for guidance on how to deal with violations of the community sign restrictions, tree work, and irrigation repairs. For 2025 we are budgeting for increased insurance, electric and administrative costs. To minimize the impact on the community the Board plans to increase the annual assessment by only 1.8% - \$10 per lot. The 2025 annual assessment, due January 2025, if approved by the Board at this meeting, will be \$560 per lot.

In closing:

- The Board maintains a website [www.aberdeencreekfl.com](http://www.aberdeencreekfl.com) that contains valuable and current information about our community.
- The community has a private "residents only" Facebook Page "**Aberdeen Creek Neighborhood, Riverview Florida**" that is administered by 3 of our homeowners and is a good source for neighborhood communication and news.

**Aberdeen Creek Board of Directors**