

ABERDEEN CREEK NEIGHBORHOOD NEWS – OCTOBER, 2025

From the HOA Board of Directors

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

Last year this newsletter contained a section titled “***why we have a Home Owners Association***”. A summary of the section is below – to read the full content go to the HOA website www.aberdeencreekfl.com and look under “**Board Business**” / “**Annual Board Newsletters**” for the 2024 newsletter.

We have a Home Owners Association because:

- *The HOA was incorporated in 2001 to manage and maintain the community. The HOA activities are both proscribed and regulated by the State of Florida.*
- *The HOA Board are 5 of our homeowners who volunteer their time.*
- *Each owner’s assessment that pays for maintaining the community is about \$1.53/day.*

*To see the Board activities for this past year read the minutes of each Board meeting. The minutes are posted on the community website under the heading “**Board Meetings**”.*

In the last 12 months we welcomed 3 new families to the community. We must be doing something right!

The Annual Members Meeting will be held October 30 to elect the Board of Directors for 2026. 4 of the 5 current board members have indicated they are willing to continue to volunteer their time for the coming year and we have one owner who has volunteered to fill the open position. Board membership requires a commitment of time for meetings and, as required by Florida Statutes, all Board members must complete a mandatory certification course and additional continuing education every year.

Following the Annual Meeting there will be a Board Meeting to discuss and approve the 2026 Budget. For this year the HOA is projecting that expenses will be close to the year’s income. Therefore, for 2026, the Board is recommending no increase in the annual assessment. The 2026 assessment, if approved by the Board, will remain at \$560 per lot.

In closing:

- The Board maintains a website 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.

Aberdeen Creek Board of Directors