



Aberdeen Creek

Home Owners Association



Aberdeen Creek HOA -- PO BOX 1603 -- Riverview, Florida 33568 -- www.aberdeencreek.com

Community Newsletter - January, 2012

Dear Homeowners:

The 2012 Board of Directors of the Aberdeen Creek Homeowners Association elected at our November 9, 2012 Annual Members Meeting are:

- Denise Briggs, President
- Claire Martinez, Vice President
- Clifford Reiss, Treasurer and Webmaster
- Marci Martin, Secretary
- Jason Geisler, Alternate and Co-Treasurer

The Board would like to thank the 20 owners who supported the Board by voting or attending the meeting in person. In addition the Board would especially like to thank Hank Schoening for offering himself as a candidate for election to the Board. Had any of our 2011 Board members been unable to continue on in 2012 Hank would have been a welcome addition to the Board.

A reminder - our Board of Directors are all volunteers who donate their time to maintain and run our community – the Board always welcomes the support and participation of all homeowners.

The Board would like to report that we ended 2011 with 100% of the HOA Assessments for the year paid in full – the first time in 3 years we have had no delinquencies. The Board believes this is a result of our working to maintain the community standards that make Aberdeen Creek a desirable place to buy a home.

2011 was the first year the Board has engaged a Management Company to assist with maintaining the community standards as set forth in our CC&R (“Declaration of Covenants, Conditions and Restrictions”) documents. The Board is pleased with the performance of Krystal Winneroski from Kings Realty & Property Management and plans to renew the contract with Kings in 2012.

The Board has received an inquiry from a homeowner regarding Florida Friendly landscaping. The Board supports the principles of Florida Friendly landscaping. To ensure that Florida Friendly landscaping is implemented in a manner consistent with our neighborhood standards the Architectural Control Committee (“ACC”) has created Standards for Florida Friendly landscaping. You can find these Standards on the HOA website www.aberdeencreek.com -- the link “Florida Friendly Standards (Jan. 2012) is under the heading “Architectural Committee Business”. Any owners who do not have internet access can request a printed copy of these Standards from the Board.

The Architectural Control Committee has also adopted Design Standards pursuant to Article 6 Section 2 of the CC&R’s. These Design Standards are (also) available on the HOA website www.aberdeencreek.com -- the link “ACC Standards (Jan. 2012)” is under the heading “Architectural Committee Business”. Any owners who do not have internet access can request a printed copy of these Standards from the Board.

The Board thanks you for your support in 2011 and we look forward to another good year in 2012.

Denise, Claire, Cliff, Marci and Jason