



# Aberdeen Creek Home Owners Association



ADS

## Aberdeen Creek HOA Newsletter – May, 2016

### Board of Directors Update

Your Homeowners Association Board of Directors are:

|                |                |
|----------------|----------------|
| President      | Hank Schoening |
| Vice President | - vacant -     |
| Secretary      | John Cirello   |
| Treasurer      | Cliff Reiss    |
| Director       | Rob Fisher     |

Ron DelSavio has volunteered to join the Board. The Board will vote on filling the vacant Board position at the next Board meeting.

Past due Annual Assessments for 2016 have been turned over to the HOA Attorney for collection. Attorney fees will be added to the balance due for these accounts.

The Board was successful in completing foreclosure on the one abandoned property in the community – the property was sold at auction at the end of April. Prior to the sale the Board had been working with Hillsborough County Code Enforcement to monitor the condition of the property. There is a second property that the Board is foreclosing for non-payment; we are hoping the owners find a buyer before it also goes to auction.

**The next Board Meeting is scheduled for Wednesday June 8** – the meeting notice has been posted.

### Community Activities

*Nicole Geisler has moved - the Aberdeen Creek Neighborhood page on Facebook needs a replacement administrator. Please contact Nicole thru the Facebook site for instructions.*



### Home Sales / New Residents

Our community remains “in demand” as a place to live. We had 4 new owners move here in 2015: 8901 (Steve and Lori Cooper), 8937 (Charles and Lou Ann McGraw), 8939 (Mark and Alayne Bowes) and 8952 (Eric and Tiffanie Miller). In 2016 we have already had 2 homes sold -- please welcome our newest neighbors Norma Frazier (8914) and Chris and Lisa Bryant (8938).

### SouthShore Property Management Update

Our Property Manager reminds you to please keep up with your property maintenance - pressure washing dirty driveways and sidewalks, cleaning mailboxes and painting or replacing faded mailbox flags. This is also the time to work on your lawn and yard maintenance. SouthShore will continue to monitor these items; your cooperation is requested.

We appreciate your support for our local sports teams – but please be reasonable when displaying signs.

We have no control over the distribution of the free “GO” newspaper flyers. Please pick them up promptly.

### Parking

After several issues with improperly parked vehicles – including one that was on the common area grass - the Board has entered into a contract with Express Towing to remove illegally parked cars. As required by Florida Statute signs have been posted advising that vehicles may be towed. The Board has changed the placement of one sign based on community feedback. The Board will be clarifying the community parking restrictions -- in the meantime please use common sense – cars should not block access at the community entrance or on any street and there should be no parking on the grass.

### Community Maintenance Is Everyone’s Job

Your Board of Directors are volunteers. We depend on owners in the community to be our “eyes and ears” and to report matters that require Board attention. At the same time everyone should feel empowered to handle certain matters on their own, such as:

**Streetlight Not Working** – TECO owns and maintains the streetlights. Report the number on the pole and the address to TECO by phone or online.

**In-ground Electric Cable Box Cover Damaged** – report the location to TECO by phone.

**Common Areas (Sprinklers, Fence, etc.)** – report issues to a the Property Manager or a Board member by phone, by email, or in person.

To contact SouthShore Property Management: 813-649-8866 email: [info@southshoremgmt.com](mailto:info@southshoremgmt.com)

To contact our Account Manager Lynn Wheeler directly: cell: 813-767-8898 email: [lynettawheeler@southshoremgmt.com](mailto:lynettawheeler@southshoremgmt.com)