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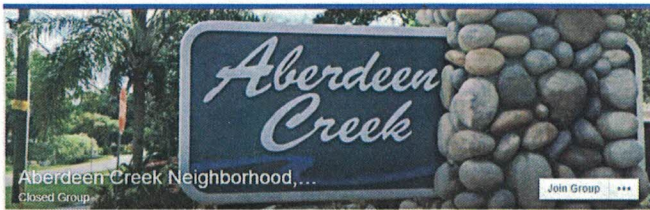
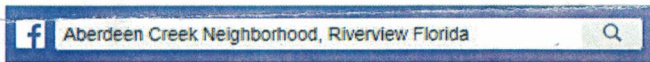
Aberdeen Creek Home Owners Association



Aberdeen Creek HOA Newsletter – September, 2015

Community Garage Sale – Saturday November 7

Board member Nicole Geisler is coordinating a community garage sale for everyone interested in participating. You can contact her through the Aberdeen Creek Neighborhood page on Facebook.



Annual Members Meeting – November 19

The Annual Members Meeting for the election of the ACHOA Board of Directors for 2016 will be held on **Thursday, November 19 at 6:45PM** at the **Riverview Civic Center**. A Board Meeting will follow. You will receive a meeting notice, voting proxy, and a copy of the 2016 ACHOA budget in advance of the meeting. *We always need Board members - if you are interested in joining the Board please contact Lynn Wheeler at SouthShore Property Management.*

SouthShore Property Management Update

Our SouthShore Account Manager Lynn Wheeler is working with Hillsborough County to have them set a date to fix hazardous sidewalks.

As requested by the Board SouthShore is continuing to focus on neighborhood maintenance issues with a special focus on lawn and yard maintenance, pressure washing driveways, cleaning mailboxes, painting or replacing faded mailbox flags, and vehicle parking. Your cooperation is requested.

Pop Quiz

What is the date that our CCR Declaration of Covenants, Conditions and Restrictions of Aberdeen Creek was recorded in the County Clerk's Office? The answer can be found on our website <http://www.aberdeencreek.com>

HOA Business

The Board is well aware that 3 properties are not being properly maintained. SouthShore Property Management is actively working with the Owners to correct the situation.

Our law firm is continuing foreclosure action on the 2 properties with delinquent assessments and unpaid violations.

Assessment collection procedures are being reviewed to improve the process and ensure adequate notice and disclosure. A reminder – annual assessments are due on January 1; late payments will be charged both a late fee of at least \$25 and interest at 18% per annum on the unpaid balance.

Updates to the "Architectural Committee Requirements and Maintenance Guidelines", Shed Guidelines, and Mailbox Guidelines have been posted to our web site <http://www.aberdeencreek.com>. Please visit and use the web site as a reference source. Comments and suggestions for improvements are always welcomed.

Trash Collection Reminders

Garbage containers should be stored so they are not visible from the street. Containers should not be put out until the evening before collection days and removed by end of day on the day of collection.

Place the containers several feet apart to allow the collection vehicles adequate room to work.

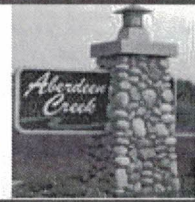
To contact SouthShore Property Management: 813-649-8866 email: info@southshoremgmt.com

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



Aberdeen Creek

Home Owners Association



Aberdeen Creek HOA Newsletter

Improvements to the entrance

It was time to paint the sign again. So, instead of keeping the old colors we decided to go with a new set of colors. Please thank our Board members who took on the big job of taking the sign down and painting it. We found out that the structure of the entrance stone work has decayed over the years and is in need of repairs. You will see this work begin in the next few months.

The front entrance has also received the yearly landscape touchup with mulch and a few new plants. As always if you have suggestions please bring them to the board. We have some more tree trimming and minor landscape maintenance around the front entrance in the next few months.

SouthShore manager

Our new property manager from SouthShore is Lynn Wheeler. She is working very hard to keep up with all of the work we need within our community. If you have any questions about the HOA or need to talk to someone about a letter that was sent to you, please contact her at 813-649-8866 x7145 or email at LynettaWheeler@southshoremgmt.com

Information on the web site

<http://www.aberdeencreek.com/>

Please visit our community web site. There is a LOT of really great information there for everyone. If you have questions about our covenants and restrictions all of the community documents are on the web site for you to download.

We also keep all board meeting minutes and announcements on the web site. If you would like to know when the next board meeting is please check the web site for updates. The web site also holds all of the forms you would need to submit if you are going to change your front landscape or the exterior of your house.

Pop Quiz

Here is your pop quiz from the web site: how many home owners does it take to make an amendment to our covenants?

Around the neighborhood

We have seen some great spring yard work around the neighborhood. The rain has been very nice to us this year and our yards are looking great because of it. Please double check your sprinkler system to make sure that it is set to the right date

(<http://www.hillsboroughcounty.org/index.aspx?NID=3026>).

Since the leaves and pollen have done their job this spring, please remember to clean your mail box and pressure wash your driveway/side walk as needed. **Tip for your mail box:** keep a spray bottle with water and just a cap full of bleach in your garage to spray your mail box with every few months.

Our community is very fortunate to be located in such a way that we don't have any through traffic. This is great for all of the kids that we have. Please remember and remind your visitors to keep your speed down. This is especially important as you pass by parked cars. If you do have an extra vehicle, please try to keep it in your driveway to keep all of your kids and neighbor's kids as safe as possible.

HOA Business

Unfortunately we do have 2 properties in our neighborhood that are seriously delinquent with on their dues. Our association lawyer is finalizing the paperwork to foreclose on these properties. Please do not let your dues get this far behind. This is a process that the association does not want to enter into. We are all neighbors and the decision to take legal action is not taken lightly. If you have questions about your status please contact Lynn at SouthShore.