



February 2, 2026

(ACH-8941ACC)

To Our Property Owners:

The HOA Board has 3 items to bring to your attention:

2025 EOY FINANCIAL REORT

Enclosed is a copy of the 2025 Financial Report for the Aberdeen Creek Homeowners Association.

The Board posts this report annually on the community website and printed copies are available on request. This year we are mailing you a copy to confirm that every owner has seen the report.

For 2025 the Board is pleased to report that careful management of discretionary expenses and investing our small reserve fund in a CD has resulted in the full year's expenses totaling a few dollars less than our income for the year! This has allowed us to avoid an increase to the annual assessment for 2026.

A PROPERTY MAINTENANCE REMINDER

Our community Deed Restrictions and ACC Guidelines require that you maintain your property in a "like new" condition. This also helps keep our property values high.

The Board has noticed that a number of properties need to, or will soon need to, pressure wash their driveways and sidewalks. A number of properties are also in need of repair to their lawns where dead or dying areas of turf need more water, fertilizer and/or sod replacement – and – you are reminded that you must mow and edge regularly. At least 4 properties also have garage doors where one or more of the lower door panels have significantly faded and need repainting.

The Board recognizes that some of these items can be subjective when it comes to determining when maintenance is required. The Board is committed to always applying our community standards in a consistent manner and we ask that you use good judgement when determining what remedial action you may need to take.

At this time of year, we are experiencing some seasonal cold weather, and we are also under county wide guidance to use water wisely. For these reasons the Board has decided to give all property owners 90 days to evaluate their properties and begin any necessary maintenance and repairs. At the end of April, the Board will ask the Management Company to do a thorough review of the community, and they will provide appropriate notices where remedial action is still required. If your maintenance activities require a few additional months to complete, please advise the Management Company so we can take that into consideration.

COMMUNITY NOTICE BOARD

Some of our residents have expressed an interest in posting notices for the community. Our most reasonable option appears to be placing notices on the outgoing side of the entrance enclosure next to the HOA notice board and we are going to label that area "RESIDENT POSTS". Our ACC Guidelines will be updated to state postings are to be limited to personal services offered by residents, items for free or sale, lost pets, and events. Business advertisements and political postings will be prohibited.

HOA Board of Directors