



Aberdeen Creek HOA
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AUGUST 2009 COMMUNITY NEWSLETTER

BOARD ELECTIONS IN NOVEMBER – BOARD MEMBERS NEEDED !!

Your Aberdeen Creek Homeowners Association Board of Directors is providing this Community Newsletter to inform you of Board and neighborhood activities.

Foreclosures

We are pleased to advise that the foreclosed home at 8808 Aberdeen Creek has been sold. We are waiting for our attorney to send us the unpaid prior year assessments (paid to us from the attorney's trust account after the sale and closing) and the new owners are addressing the outstanding violations. Please make our new neighbors feel welcome!

With the assistance of our attorney, we have also collected two years of past due assessments for the property at 8810.

Board Elections

Board Elections for 2010 will soon be here – the Association will schedule an annual Members Meeting in November (date to be selected). **Volunteers are needed to run for election to the Board.** The Board must have at least 3 members and preferably 5 as our Association By-Laws require an odd number of directors.

The ACHOA Board of Directors is a volunteer board! Board members are your neighbors who are interested in helping maintain our community and are willing to devote the time necessary to handle the affairs of the Association. The Board can appoint committees and can recruit additional volunteers to assist with running the community.

In September we will be collecting nominations for an October mailing to all owners as required by the Florida Statutes. The mailing will include notice of the Members Meeting, the 2010 Budget, election information and proxy materials

If you want your voice to be heard and you would like to help run the Homeowners Association, this is your opportunity to get involved!

If you are interested, please contact any of the Board members. You will be asked to submit a brief paragraph – we suggest a short biography and/or a statement why you should be elected to the Board – to be included with the election materials. We also ask that you familiarize yourself with the CC&R documents and Amendments as well as the responsibilities of the Board; all of this information is available on our web site at www.aberdeencreek.com

Owner Responsibilities

An article in the St. Petersburg Times on Saturday August 15 by Richard White, Community Management Consultant and columnist, made the point that Homeowners Associations are an

association “of the owners” and actions taken by the Board become obligations of each and every owner. This would apply to any contractual obligations entered into by the Board on behalf of the Association as well as, for example, fines assessed against the Association. The circumstances cited in the article involved a fine levied on an Association when a Board violated the Florida Statutes -- the Board improperly used funds in a reserve account to pay operating expenses. Even though it was an error by the Board, every owner in the Association was obligated to pay their share of the fine.

The point of the article is that every owner is responsible for actions taken by the Board. While we all are confident that our elected Board members are doing their best when conducting Board business – there is no substitute for oversight and involvement by the owners. You each have the opportunity, as well as the responsibility, to attend Board meetings and to review Board records. Board meeting minutes are posted on the association web site; financial and other records can be provided upon receipt of a (written) request to the Board (per the Florida Statutes 720.303(5)).

We thank you for your support and look forward to your increased participation in Board activities.

ACHOA Board of Directors