



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

December 1, 2009

To: Aberdeen Creek Homeowners

Your Aberdeen Creek Board of Directors for 2010 was elected at the November 12, 2009 Members Meeting. Thank you to those owners who took the time to return ballots or attend the meeting in person.

The Board has selected officers for 2010:

- Denise Briggs (8915) - President
- Claire Martinez (8930) - Vice President
- Marci Martin (8914) - Secretary
- Clifford Reiss (8941) - Treasurer
- Debbie Wise (8945) - Alternate

The 2010 budget was approved as submitted - there will be no increase in the annual dues. The Board is continuing to control expenses to offset the loss of income from properties that are either pending or in foreclosure

Hillsborough County has imposed a fee for use of the Riverview Community Center where the Association has traditionally held meetings. The Board will therefore reduce the number of scheduled Board meetings in 2010 and/or find a new location for the meetings. The meeting schedule will be posted on the HOA website and the display board at the entrance/exit of the community.

We are a small community of only 51 homes and we depend entirely on volunteers to run the Association - including serving on the Board, the Architectural Control Committee, and the Arbitration Committee. When necessary the Board will reach out to the community for assistance with projects. All owners should feel empowered to bring suggestions to the Board's attention and to volunteer their time and expertise in any way that will benefit our community.

Security is an ongoing issue for our community - we are not a gated community and there is no fence to prevent access to/from Boyette Farms through the property at 8922. All owners are asked to be vigilant about security and to not hesitate to call the Hillsborough Sheriff if you see any suspicious activity.

In 2010 the Board will continue to focus on maintaining community standards. This will include working with the banks that have foreclosed on and now own homes as well as owners who are facing foreclosure. We will do all that is within our power to try to ensure the properties are properly maintained. The Board will also continue to enforce the rules and regulations in our CC&R documents.

You have all received a notice from the County about changes to the trash, yard waste, and recycling collection schedule. Discussions are underway to try to limit the number of collection days to 3 instead of 4. Owners are reminded that the country regulations state:

Containers of household garbage, recyclables and yard waste may be placed at the curb for collection before 6 AM on your collection day but not before 6 PM of the day before. Trash containers are required to be kept out of sight on non-collection days.

Some owners have asked about "Florida Friendly" landscaping as encouraged and permitted by Florida Statutes. The Board supports this initiative but reminds Owners that all requests for changes to the appearance of your residence or property, including landscape changes, require ACC approval. The form to request such approval can be obtained from our web site or by contacting the Board.

The Board welcomes suggestions, ideas, comments and feedback from the community. You can contact the Board by mail or by email. Items brought to the Board's attention will be discussed at Board meetings and made a matter of record in our Board minutes unless you advise otherwise.

Please continue to visit the HOA website www.aberdeencreek.com. Suggestions for improvements to the website or for additional content are always welcomed.

Thank you for your continuing support.

ACHOA Board of Directors