



# Aberdeen Creek Home Owners Association



ADS

## Aberdeen Creek HOA Newsletter – December, 2017

### HOA Board of Directors

The Aberdeen Creek HOA Annual Members Meeting was held on November 16 at the offices of Excelsior Community Management, LLC. Hank Schoening submitted his resignation as a Director and President. 5 Directors named below were elected to the Board. The 2018 HOA budget was approved as submitted.

A Board of Directors meeting followed the Members Meeting. Board positions were established:

**Mark Bowes – President (#8939)**  
**Ron Del Savio – Vice President (#8950)**  
**John Cirello – Secretary (#8946)**  
**Clifford Reiss – Treasurer (#8941)**  
**Dwight McGraw – At-Large (#8937)**

The next Board meeting will be held February 15, 2018.

### New Management Company

Excelsior Community Management, LLC has been retained as the HOA Property Management company effective November 1, 2017. Our assigned property manager is Jen Robertson, LCAM. Contact information for Excelsior can be found at the bottom of this newsletter.

### Parking

Residents and emergency vehicles must have unrestricted access to the community. Cars should not be parked in a location that blocks access. Vehicles should also not be parked on lawns or blocking sidewalks. Do not park directly across the street from other vehicles if that will restrict access for larger vehicles. *There is ample street parking available around our center common area.*

### Architectural Control Committee

Use the [www.aberdeencreek.com](http://www.aberdeencreek.com) website section labeled “ACC Requirements & Maintenance Guidelines” to see a complete list of the approved HOA guidelines. Forms to request ACC review and approval of a proposed change can be downloaded from the website.

**REMINDER – LOCK YOUR CAR!**

### 2018 Assessments

HOA assessments for 2018 will be billed in mid-December and are due January 1, 2018. Excelsior will handle the billing and will offer several payment options. Payments must be received in January to avoid late charges.

### House Painting - Color Books

Our HOA Color Books with approved house paint colors and paint/trim/door combinations will be held and managed by Excelsior. Contact them to check out a book.

### Landscaping

If you have ideas for improving the landscaping for our front entrance along McMullen Loop or can help with selection and planting, please contact a Board member. We welcome your suggestions and assistance.

### Community Wide Pressure Cleaning

You may have noticed the front entrance was pressure cleaned in late October of 2017. This is a good time of year to inspect the appearance of the exterior of your home, roof, fence, landscape curbing, driveway and sidewalk. If there is visible dirt and/or mildew it is time to have them cleaned. The management company will be conducting an inspection soon to ensure all homes have completed any pressure washing needs on their homes.

### Web Sites

[www.aberdeencreek.com](http://www.aberdeencreek.com) is our HOA website and includes many resources for our community.

**Facebook - Aberdeen Creek Neighborhood** Facebook page is maintained by one of our owners - you can stay in touch with your neighbors, community happenings, and information posted by the HOA Board.



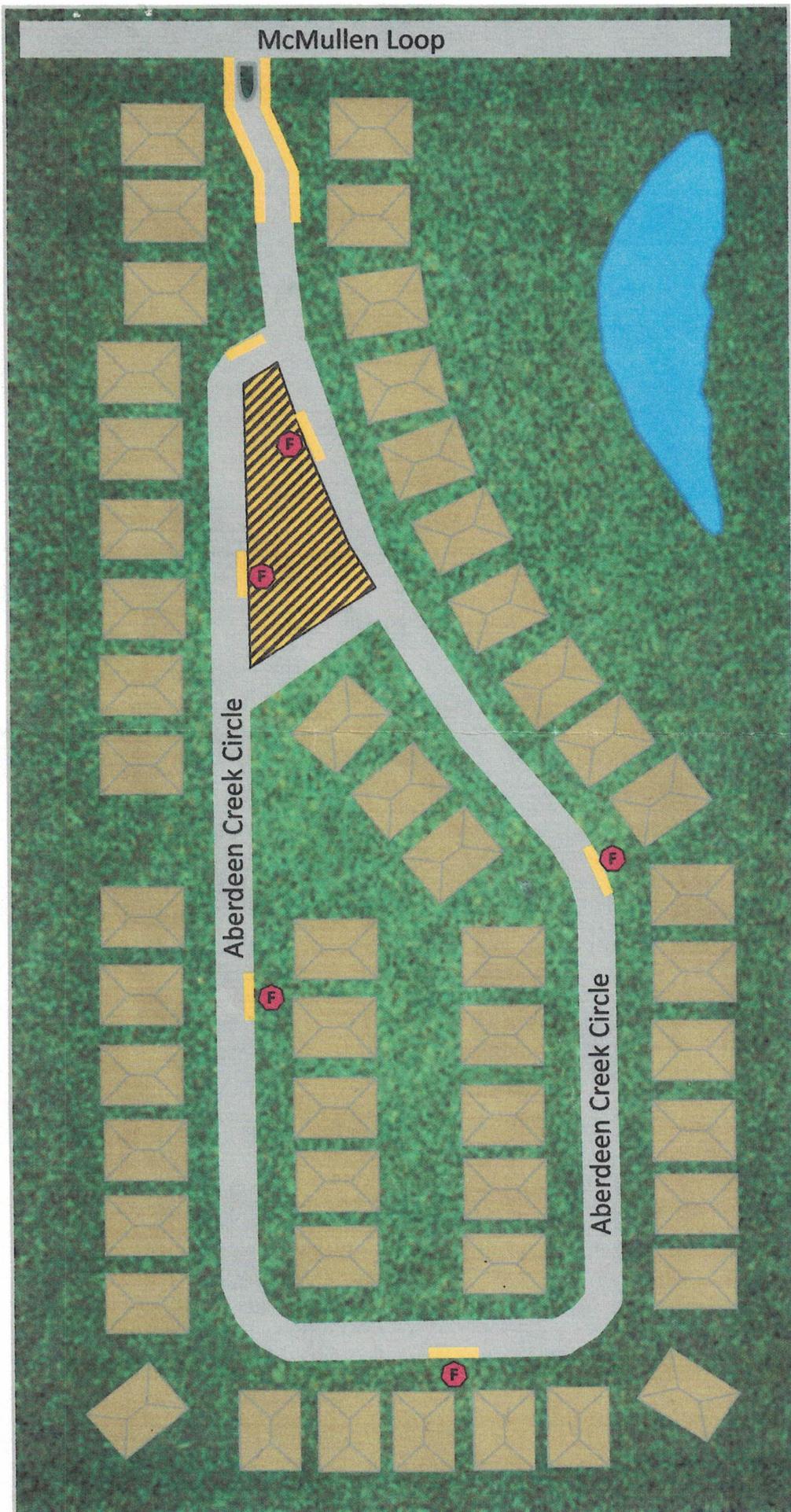
**Nextdoor.com** website provides news about local communities and our Aberdeen Creek neighborhood.



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**Excelsior Community Management LLC – 6554 Krycul Avenue, Riverview FL 33578-4330**  
**LCAM Jen Robertson Phone: (813) 349-6552 email: [aberdeencreekhoamanagement@tampabay.rr.com](mailto:aberdeencreekhoamanagement@tampabay.rr.com)**  
**Aberdeen Creek HOA Board – email: [aberdeencreekfl@yahoo.com](mailto:aberdeencreekfl@yahoo.com)**

# Aberdeen Creek HOA – Restricted Parking Areas



## General Parking guidelines and restrictions:

### No parking as follows:

- That restricts access of emergency vehicles.
- On both side of the street at the same time
- On or over sidewalks which interferes with pedestrian traffic.
- On any grass area
- Blocking fire hydrants
- In or On common area
- In any area identified on Parking Map

## Legend:



Fire Hydrant



No Street Parking



No Parking on  
Common Area grass