



## Important News for Aberdeen Creek Owners

February 2018

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(ACH-8941ACC)

### New Lease Approval Policy Begins April 1st



Effective **April 1, 2018** the approval process for leasing/renting your home in the community will be enforced. Tenants will need to fill out a leasing/rental application and submit that along with the proposed lease and the application fee (certified funds only). The application fee covers the cost of the background check on the proposed adult occupants. Adult is defined as age 18 and older. No home should be leased or rented for a period of less than one (1) year. The policy is covered under the community rules and serves to protect you as a homeowner as well as your home's neighbors.

If you'd like, our community association manager will arrange a time to meet with your tenants to give them a welcome packet that includes a list of community rules and to answer any questions about the community they have.

If you lease/rent your home already, please contact Excelsior Community Management LLC to confirm that they have an active lease on file. Your Association has allowed a 30-day period for owners who lease/rent their home to make sure the Association has a current lease on file. You can simply email a copy of your current lease to [AberdeenCreekHOAManagement@Tampabay.rr.com](mailto:AberdeenCreekHOAManagement@Tampabay.rr.com). If after May 1, 2018, a home is found rented that does not have an active lease on file with your Association's management company, this will be considered a violation that can lead to fines and further legal action. *Please note - background checks will need to be completed for all current tenants when their current lease/rental agreement comes up for renewal.*

### Pet News

Believe it or not, a frequent complaint at Board meetings is that people don't pick up after their pets and/or leash their pets. This is not only a community rule, but also a Hillsborough County Ordinance.

- Always immediately pickup after your pet!
- Keep pets on a leash at all times when walking them in the community. (cats and dogs)
- Never leave pets unattended when outside of your home.
- Control excessive barking inside and outside your home.



***Please be considerate of your neighbors and always pick up after your pet.***

### Dates to Remember

- **April 2018**
- 1st-** Approval process for leasing/renting your home will be enforced
- 19<sup>th</sup>-** Board of Directors Meeting 7pm

### Community Questions or Concerns

If you have questions on any information covered in this mailing, please let us know. Call Excelsior Community Management LLC at (813) 349-6552 or email [AberdeenCreekHOAManagement@TampaBay.rr.com](mailto:AberdeenCreekHOAManagement@TampaBay.rr.com).