



Aberdeen Creek HOA  
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## Community Letter – January, 2011

### To: Aberdeen Creek Homeowners:

Your 2011 Board of Directors wishes to thank all of our homeowner association owners who volunteered their time last year to help maintain and run our community.

Enclosed you will find a copy of the ACHOA financials for 2010. We had several foreclosed properties that did not pay their assessments for 2010; however we collected prior year assessments and violation fines on 2 properties that did sell. With legal fees lower than anticipated during 2010 we were able to refurbish and improve the community entrance and common area landscaping – with the assistance of volunteers from the community – and we ended the year with a small increase in our account balances. The Board will maintain a conservative approach to expenses in 2011 as we will continue to see more foreclosures in our community.

One unanticipated expense last year was the fence cleanup and repair of the sprinkler system due to vandalism. The Board asks that owners keep a watchful eye on the community. Do not hesitate to call the Sheriff's department should you see any suspicious activity.

For 2011 the Board's priority will continue to be maintaining our community – it is the best way to maintain property values in these troubled times. The Board is pleased with the results we have seen from Kings Realty, our Property Management Company. Kings is conducting monthly walks through the community to ensure properties are kept up to standard. Items they will be focusing on include:

*Lawn Bare Spots; Weeds in Flower Beds and Lawns; Removing Dead Plants, Trees, Bushes, Tree Stumps and Palm Fronds; Lawns Needing Mowing or Edging; Mailboxes Needing Cleaning; Driveways and Sidewalks Needing Cleaning and/or Pressure Washing; Fences Needing Cleaning, Painting, and/or Pressure Washing; Painting Houses, Trim and Doors as needed; Keeping Trash Cans Out of Sight Except on Trash Collection Days; Trailer and Boat Parking; Putting Away Free Standing Basketball Hoops, Skateboard Ramps etc. at Night.*

All of these items are covered in our CC&R documents which can be viewed on the community website [www.aberdeencreek.com](http://www.aberdeencreek.com). Violation letters that are sent will result in a \$1.00 charge to the owners account to cover mailing costs charged to us by Kings Realty.

The Board welcomes suggestions and your support during the year.

**ACHOA Board of Directors**