



Aberdeen Creek HOA Newsletter – January, 2016

Board of Directors Update

As previously announced the Homeowners Association Board of Directors for 2016 are:

President	Hank Schoening
Vice President	Nicole Geisler
Secretary	John Cirello
Treasurer	Cliff Reiss
Director	Rob Fisher

We expect one of our Board members will soon be resigning. If you are interested in joining the Board and helping to manage our community contact Hank Schoening (#9008).

As required by Florida Statute 720.303 a copy of the 2015 Financial Report is attached. For the 2015 calendar year expenses exceeded income by \$3,387.37 due to increased maintenance and repair expenses. The HOA does not maintain reserves for capital expenditures or deferred maintenance as our account balances are approximately ½ of our annual budget and are deemed adequate to cover most unplanned expenses.

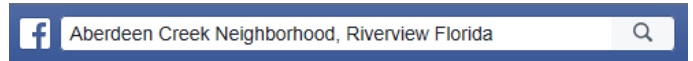
Annual Assessments were due on January 1. Owners with unpaid assessments received a Late Payment reminder the 3rd week of January. Owners who are past due on January 31 will be charged a late fee and interest will be charged on unpaid balances at 18% per year as permitted by Florida Statute. Accounts that are past due after March 31 will be turned over to the HOA Attorney for collection – the attorney's fees will be added to the balance due for the account.

The Board has been working with Code Enforcement to deal with the one abandoned property. This property has a pending foreclosure by the HOA for unpaid assessments. The Board arranged for a one-time cleanup of the property to improve the look of the neighborhood.

The next Board Meeting is scheduled for Wednesday March 16.

Community Activities

A reminder – you can reach your neighbors through the Aberdeen Creek Neighborhood page on Facebook.



SouthShore Property Management Update

Please continue to keep up with your property maintenance - pressure washing dirty driveways and sidewalks, cleaning mailboxes, painting or replacing faded mailbox flags, and following the community vehicle parking restrictions.

With the approach of spring please pay particular attention to your lawn and yard maintenance.

We appreciate your support for our local sports teams – but please be reasonable when displaying signs.

We have asked SouthShore to continue to monitor these items; your cooperation is requested.

Parking Issues

There have been a number of instances of vehicles driving thru and parking on the grass in our center island. We have asked SouthShore to negotiate a contract with a local towing company and post a sign advising there is no parking on the grass and violators will be towed at the vehicle owner's expense. Please advise your guests and visitors to abide by our community parking restrictions.