



# Aberdeen Creek Home Owners Association



## Aberdeen Creek HOA Newsletter November, 2014

### 2015 Board of Directors

The Annual Members Meeting and November Board Meeting were held on November 6, 2014.

The Homeowners Association Board of Directors for 2015 will be:

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

The 2015 HOA budget was approved. Through careful management of the HOA operating expenses the annual assessment will remain unchanged for the 3<sup>rd</sup> consecutive year at \$425 per lot. You will receive a coupon book with the bill for your assessment during December. Assessments are due on January 1 -- late payments will be assessed a late charge and interest on the unpaid balance.

### Southshore Property Management

Lois Bowman is the SouthShore Property Manager handling our community. Her phone number at Southshore is (813) 649-8866.

All inquiries regarding our community should be directed to SouthShore – either by phone or through their email address [info@southshoremgmt.com](mailto:info@southshoremgmt.com).

### Aberdeencreek.com Website

Our website [aberdeencreek.com](http://aberdeencreek.com) has Board and Community information, CC&R and Architectural Committee documents and guidelines, meeting notices and minutes, forms, and other valuable information.

You can contact the Board by email at: [aberdeencreekfl@yahoo.com](mailto:aberdeencreekfl@yahoo.com).

### Home Sales

Please welcome Robert and Cecilia Nugent – 8943. As of November 7th homes at 8810, 8945 and 8952 were For Sale or had a Sale Pending.

### Foreclosure

We are fortunate that only 2 homes in our community have unpaid HOA assessments. The Board's attorney has been authorized to foreclose on these properties.

### Property Maintenance

The resale value of our properties is based in part on a well maintained community. Our CC&R documents require that property owners and everyone occupying the property abide by the CC&R rules and restrictions. The Board has created and adopted "CCR Requirements and Maintenance Guidelines" to document how these rules will be enforced. This information can be found on the [aberdeencreek.com](http://aberdeencreek.com) website (a printed copy can be provided on request to anyone without internet access).

Violations that SouthShore will be focusing on in the coming months will include:

- Clean Mailboxes
- Trash Containers removed promptly and stored out of sight
- Fences, Driveways and Yards properly maintained
- Signs
- Parking and Vehicle Restrictions

### Property Rentals

A reminder - if you plan to rent or lease your house or sell to someone who is planning on renting/leasing the house, our CC&R documents prohibit rentals and leases during the first year of ownership. After the first year rentals or leases must be for a minimum of 1 year and require Board approval. Before renting/leasing you must submit a "Request For Approval To Lease / Rent" application – the form can be found on our website.