



Aberdeen Creek Home Owners Association



ADS

Aberdeen Creek HOA Newsletter – October 4, 2017

HOA Board of Directors

Board of Directors meetings were held June 13, August 16, and September 28. The agenda and minutes for HOA Board meetings are posted on our website. Members of the community are always welcome to attend.

The annual HOA Members Meeting and next Board meeting will be held on Wednesday November 15, 2017. You will receive a meeting notice and proxy in the mail.

Rental Restriction – Article VII Section 15 of the HOA CC&R was amended in 2009 to favor owner occupied homes. The Rental Restriction states: ***“No Owner may lease or rent his Dwelling during the first one year of ownership ... no Dwelling shall be leased or rented for a period of not less than one year ... all leases and renewals of leases ... must be approved for occupancy in writing by the Board of Directors”***. The Board is looking at improving the process for handling lease/rental approvals, including a tenant background check, a processing fee, and a refundable \$250 security deposit. Further discussion at a future Board Meeting.

A “Thank You” from the Board to Bruce Turner for providing replacement lights for our front entrance sign

eMail Address and Phone Updates

The Board is verifying and updating owner contact information. **PLEASE COMPLETE THE RESPONSE FORM ATTACHED TO THIS NEWSLETTER.**

Parking

Residents and emergency vehicles must have unrestricted access to the community. Cars should not be parked in a location that blocks such access. ***There is ample street parking available around our center common area.***

New Mailbox Guidelines

The HOA has adopted new guidelines for replacing your mailbox – look on the website. The Board also has a few approved mailboxes that we can sell to you.

REMINDER – LOCK YOUR CAR !

Architectural Control Committee

Our CC&R’s state that changes to the exterior of your home or your property and landscaping, including building of structures on your property, requires submitting a request for approval to the Architectural Control Committee. Changes or construction may not begin until you receive approval.

Look on the www.aberdeencreek.com website for the section labeled “ACC Requirements & Maintenance Guidelines” to see a complete list of our HOA guidelines. Forms to request ACC review and approval of a proposed change can be downloaded from the website.

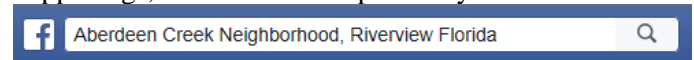
Property Management Update

Property inspections are conducted approximately every 2 weeks. Help us by keeping mailboxes clean, pressure washing* driveways and sidewalks when needed and maintaining* your lawn and landscaping (*as permitted by the SWFWMD water usage restrictions).

Web Sites

www.aberdeencreek.com is our HOA website and has everything you need to know as an owner in our Deed Restricted community. The website also lists resources that may be of interest and has a link to the Property Management website where you can view your annual assessment account balance.

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



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



INTERESTED IN BECOMING A BOARD MEMBER? ELECTION IN NOV.!