



Aberdeen Creek HOA  
PO BOX 1603  
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## Community Letter – September, 2010

### **IMPORTANT !**

**To: Aberdeen Creek Homeowners:**

**Most if not all of the Aberdeen Creek Homeowners Association 2010 Board members have advised they are resigning at the end of this year.**

**Now it's your turn to make your voice heard and be on the ACHOA Board!**

You can help to maintain the quality of our community, which directly affects property values, by becoming a Director on the ACHOA Board.

If you want to have a say in how the ACHOA is managed and maintains our community, please prepare a short biography and statement of your reason(s) for running for the Board. **Please submit these to the Board by October 1, 2010 so we can compile and pass on the information to the community and plan for the November Annual Meeting and Board elections.**

For the past 8 years we have been fortunate to have homeowners in Aberdeen Creek who have stepped up and volunteered their time – as Board members and when asked to assist with community activities.

The reason most often stated by the current board members for their decision to step down – recognizing that many of them have been on the Board for several consecutive years – is the workload associated with enforcing the CC&R Deed Restrictions to maintain community standards. The lack of cooperation by some homeowners when asked to correct deficiencies and the hard feelings that are created when attempting to enforce the CC&R deed restrictions can at times make this a difficult job. We also have a few homeowners who pass everything that needs attention to the volunteer Board instead of stepping up, taking ownership, and helping to maintain and improve the community.

The other responsibilities of the Board are well defined, easy to do, and require a minimal amount of time. If you look at the HOA web site it will give you a good overview of the Board's responsibilities – which can be summarized as: collecting dues and reporting our financials; paying bills to keep the street lights on and for maintenance and insurance; ensuring there are contracts in place to maintain the common areas (grass, irrigation system, retention pond, landscaping and fencing) and watching over these facilities; annual filing of a state registration form, a tax return, and renewing our insurance coverage; and participating in Board meetings.



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The community is at a crossroads and has several options:

- If a Board is not elected the state will take over the Association and appoint a manager to run the HOA – with expenses charged back to the homeowners.
- The current Board can decide to retain a management company to handle some or all of the HOA's responsibilities – the cost could be significant and the community must still elect a Board to provide oversight and direction – next year's Board would be obligated to continue with any contracts entered into by this year's Board.
- Next year's Board can decide how to approach managing the affairs of the Associations – i.e. which tasks the Board will continue to perform, which tasks the Board will ask owners to volunteer to handle, and which tasks, if any, should be handled by a management company, a professional manager, or even a paid administrative assistant.

As always, current and past Board members will always be available to provide guidance and support to the new Board.

**We must have a Board of Directors – we have no choice.**

**We need owners in the community - you - to run for the 2011 Board of Directors.**

**If you are concerned about maintaining the quality of our community this is your opportunity to get involved !**

**ACHOA Board of Directors  
September 7, 2010**