

Aberdeen

Home Owners Association



3rd Quarter 2025

Mark Your Calendars:

- **Fall Clean Up— October 4
8am - 11:30am (Paper
Shredding will be available
at this time)**
- **Election of Officers—
January 6th (Location to be
announced at a later date,
7pm)**

Aberdeen HOA
2340 N. Parkridge St.
Wichita, KS 67205
www.hoaaberdeen.org

From the Aberdeen Board

Dear Residents,

The next event for the homeowners is the annual neighborhood fall clean-up where there will be dumpsters located in Aberdeen and will run from 8am to 11:30am on Saturday October 4th. It's a great opportunity to get rid of those unwanted items that you have been storing for a while.

We hope everyone had a happy and safe 4th of July and hopefully as we push thru August the cooler air will be on the way. The HOA Board encourages all homeowners to pay their dues in a timely manner. When we have outstanding dues, it only hurts our Association as everything seems to be rising in price, and our dues pay to maintain Aberdeen. If you have not yet paid your dues, please submit payment. With that said, it has been an unusual spring/summer with our common grounds as it was great seeing all the rain come thru allowing a break for our sprinkler systems but the storms and wind that kept coming thru were not as great. We had excessive tree damage and continued efforts in getting all the debris and downed branches trimmed and picked up. Lighting made our fountains an issue this year as we had to replace many parts to keep them up and running. We did have to replace a couple boards on pergola by the park that will be stained this fall or next spring. With that said we encourage homeowners who have overgrown weeds in their yard to take responsibility and remove them to avoid getting a yard violation. With summer winding down soon, be very aware of our children and school bus stops during the school hours.

Once again as we close out summer, the HOA Board would like to thank all the homeowners for keeping their properties up during the 2025 season.

The Aberdeen HOA Board



Yard of The Month:

Yard of the month will run from May thru September. If you have a yard you would like to nominate, Contact Tim Stauffer @ ljs_tls@yahoo.com.

May

Darren Cottingham
11210 W. Central Park Circle

June

Larry & Terri Webb
11502 Chartwell Circle

July

Kari Anderson
11817 W. Neville

August

John L Lorg
2954 N. Cardington Ct.

The following homeowners have received liens on their property due to non-payment of dues and/or violations.

LAST NAME	FIRST NAME	STREET ADDRESS	VIOLATION	
Hamden	Michael	11406 West Central	Unpaid Dues	\$4,514.38
	Dakota Paris Kidd & Natali Martinez Gomez	11410 W Central Park St	Unpaid Dues	\$958.40
Gregory	Matthew	11513 W Ryan Ct	Unpaid Dues	\$483.50
Krueger	Randall R	11541 W Ryan Cir	Unpaid Dues	\$483.50
Kyle Stewart	Tasha Tyson	11809 W Britton St	Unpaid Dues	\$483.50
Benitez	Wendy	11830 W Neville Ct	Unpaid Dues	\$483.50
Niedens	Lisa M	11846 W Neville Ct	Unpaid Dues	\$5,810.19
Delgado	Jose A	11850 W Neville Ct	Unpaid Dues	\$300.00
Osborn	Seth	2205 Parkridge	Unpaid Dues	\$6,465.99
Palnau	Robert & Erin	2213 N Parkridge Ct	Unpaid Dues	\$164.00
Pineda	Jamie & Maria	2309 N Parkridge Ct	Unpaid Dues	\$483.50
Giltner	Ashli	2345 N Parkridge Ct	Covenant Violation	\$2,483.25
Hensley	Courtney	2406 N Covington Ct	Unpaid Dues	\$2,057.60
Bannon	Patrick L	2437 N Shefford Ct	Unpaid Dues	\$483.50
Gilligan	Phillip	2714 N Shefford St	Unpaid Dues	\$483.50

Interactive Crime Report

Check out the following online and you can view active crime reports in our area.

Communitycrimemap.com

Aberdeen Crime Report

Report Number	Crime	First Date Time	Public Address	Narrative
25C074730	1920 DISTURB THE PEACE/ FIGHTING	05/01/2025 08:42 PM	23XX N SHEFFORD CIR, WICHITA, KS	RV1 reports getting into a physical altercation with 3 males who almost his V2 while backing out of the driveway across the street, RV1 confronted the occupants and they physically assaulted him
25C512301	0680B LARCENY B/ALL OTHER	04/16/2025 01:36 PM	23XX N PARKRIDGE CT, WICHITA, KS	V1 reported her parcel being delivered to the wrong address, S1 stated it was sent back to USPS, V1 thinks S1 kept the package.
25C090803	1920 DISTURB THE PEACE/	05/24/2025 11:00	25XX N PARKRIDGE	Physical altercation with occupants
25C090440	0426 AGGRAVATED ASSAULT/DRIVE BY FIREARMS	05/24/2025 03:37 AM	25XX N PARKRIDGE CIR, WICHITA, KS	V1 thought they heard gunfire around 0300hrs, woke up later in the morning to find bullet strikes to the house and vehicles. No suspects listed.

From the President

Appearance Items to Remember:

1. The lot must be 80% grass. Kill off all weeds and plant grass – fescue is preferred in this climate. The 80% percent rule applies to weeds and dirt among other things.
2. The lot must contain at least three trees.
3. The lot must be maintained in good order.
 - a. Take a look at your lot and compare it your neighbors – if yours is unsightly in comparison – fix it. Violations can include broken or hazardous items such as flower beds that have not been maintained with bricks/borders fallen over or out of place. Please clean out from under your tall unscreened deck areas and discard any unused or unsightly items.
 - b. Fix your fences. If you have a junky looking fence – the probability is that you will get a violation. Fences should be neat, straight, and tidy with no broken, split, or missing parts. It is recommended that all fences be cleaned and stained to guard against deterioration. If you have issues with knowing who owns the fence, in general a fence is yours if a. it's on your property and b. if the finished side faces away from your property – it's probably your fence. All fences should be "good neighbor" fences with the more finished side facing away from the property that owns the fence.

Fines are \$400 per month for a violation.

A great big thank you is due to all that DO keep their lots looking nice – it is very much appreciated by everyone else.

Jerry Proffitt – President – Aberdeen HOA



As odd as the weather was this year, many residents woke Up to seeing deer in their yards.....



Fishing was good this summer with the cooler temps.....

Please remember that all 5 of our HOA ponds do not allow for boats or kayaks on the water. Also when fishing by the fountains, please try not to cast around them.

Just remember that although fish may be good to eat, we DO NOT recommend eating fish caught in our ponds due to the fact that the ponds have a high level of nitrogen in them. Our ponds have a lot of yard waste that spill into the ponds and then it is ingested by the fish. The Board asks that you return all fish but if you decide to keep one, then remember the limit is two catfish per household per year and all other species catch and release only. This insures that all residents have a chance to enjoy catching fish.

No seine nets allowed in

With School starting up real soon, be especially careful when driving thru the area and pay close attention to the school buses which are entering and leaving the area during school hours.

Please have your trash bins removed from the street 24hours after trash has been picked up.





2025 Aberdeen Board Members

Tim Royse, President
Tim Stauffer, Vice President
Fred Royse, Secretary
Darrell Lewis, Executive Member
Dave Warn, Executive Member

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