

Aberdeen

Home Owners Association



Fourth Quarter 2024

Mark Your Calendars:

- Election of Officers—
January 7th Evangel As-
sembly of God Church,
7pm

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

From the Aberdeen Board

Dear Residents,

The next event for homeowners is the annual Election of Officers on January 7th, 2025 located at the Evangel Assembly of God (11444 W. 21st) at 7pm. As we say goodbye to 2024 we reflect on what was a very busy year in Aberdeen which lead to many violation letters sent out for boats, yards, and trailers as well as collections on unpaid dues thru the agency. If you are unaware of the covenants, please go to our web page <https://hoaaberdeen.org/> and you will find them on the top right of the page. Along with violations we were able to stock 800 channel cat fish in the ponds as well as removing several trees along the commons and successfully completing our annual dumpster days which are always a success. As many of you are aware, Aberdeen has many wild foxes on the loose so keep in mind when letting little animals outside at night. With the dry weather it was a challenge on water restrictions and unfortunately we had to replace a pump on pond 4 this year which was a big expense. We seemed to have an issue this year with boats on the ponds and swimming in the ponds. We had to put signs up and will enforce this if it occurs in 2025 with an excessive fine. With that said as we wrap up 2024, the board wants to thank everyone for keeping their properties up and would like to wish all the residents of Aberdeen a Safe and Happy Holiday Season and a Happy New Year.

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

Jeff & Kayla Frazier
2638 Shefford Ct.

June

Troy and Carman Altenburg
11554 W. Central Park

July

David and Jolene Mainzer
2410 N. Covington Ct.

August

Scott & Karla Hahn
2430 Pine Grove

September

Warren McMurtri
2350 N. Covington 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	
Hamden	Michael	11406 West Central	\$3,715.58
Dakota Paris Kidd & Natali Martinez Gomez		11410 W Central Park	\$447.60
Benitez	Wendy	11830 Neville	\$447.60
Niedens	Lisa M	11846 W Neville Ct	\$4,915.39
Osborn	Seth	2205 Parkridge	\$5,523.19
Hensley	Courtney	2406 N Covington Ct	\$1,450.80
Bannon	Patrick L	2437 Shefford	\$1,708.20

Hello Neighbors!

I'm Arica Autry, owner (and primary cleaner!) of *The Power of Clean*. As a mom of two, I truly understand how much a clean home can make life feel a little lighter, and I'm excited to offer my services here in our neighborhood. I personally take care of every cleaning job myself, and whenever I need an extra set of hands, I only bring in trusted friends I've known for years. My greatest joy in this work is knowing that I'm helping families find a bit more time for what matters most—whether that's spending time with loved ones, or just finding a few more minutes to relax. If a fresh, clean home sounds like something you'd love, I'd be happy to provide a free estimate and chat about how I can help make life easier for you!

You can reach me at:

- **Phone:** 316-706-8722
- **Email:** arica@thepowerofclean.org
- **Website:** thepowerofclean.org
- **Facebook:** [facebook.com/thepowerofclean](https://www.facebook.com/thepowerofclean)



Looking forward to bringing a little extra sparkle and peace of mind to our wonderful community!

Sincerely,
Arica Autry

The Board would like to inform all residents that all trash cans must be removed from the street 24 hours after trash pick up.



Happening Around Aberdeen

- McDonalds will be opening at 37th and Maize Rd.
- Legacy Bank will be opening on Maize Rd. south of 29th to the east of Homegrown.

Crime Report

It's been quiet in Aberdeen, only one Incident where someone tried to call a Resident and scam them out of money Saying they were the county courthouse And they had an unpaid fine.

Community Crime Map

<https://communitycrimemap.com/>



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 are catch and release only. This insures that all residents have a chance to enjoy catching fish.

No seine nets allowed in Aberdeen ponds.

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

Please send any fishing pictures from Aberdeen to 316-655-8395 which can be published in upcoming newsletters. Also if you notice anything odd around the ponds please feel free to reach out to the number above.



2024 Aberdeen Board Members

Jerry Proffitt, President
Tim Stauffer, Vice President
Fred Royse, Secretary
Darrell Lewis, Executive Member
Tim Royse, Executive Member
Lisa Fischer, Treasurer
Scott Stevens, Design & Review
Dave Warn, Design & Review

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