

Aberdeen

Home Owners Association



2nd Quarter 2024

Mark Your Calendars:

- **Spring Clean Up— April 27th 8am-11:30am**
- **Aberdeen Garage Sales— June 6-8**
- **Fall Clean Up— October 5 8am - 11:30am (Paper Shredding will be available at this time)**
- **Election of Officers— January 7th Evangel Assembly 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 the homeowners is the annual neighborhood spring clean-up where there will be dumpsters located in Aberdeen and will run from 8am -11:30am on Saturday April 27th. See below a list of items acceptable to get rid of and not acceptable. It's a great opportunity to get rid of those unwanted items that you have been storing for a while.

ACCEPTABLE ITEMS: General trash such as furniture including, chairs, couches, tables. Small electrical appliances such as TV's, computers, mixers, blenders. Patio grills, patio furniture, push lawn mowers (free of gas & oil) and lawn trimmers. Tree limbs and branches must be cut in manageable lengths and bundled for easy disposal.

UNACCEPTABLE ITEMS: Car batteries, oil filters, fluorescent light bulbs, propane tanks, any asbestos materials, explosives, paint (we will take empty & dried up paint cans), no hazardous liquids (such as fertilizers, pesticides, herbicides, solvents, diesel fuel, gas, oil, transmission fluid, antifreeze, etc...) tires. REFRIGERATORS, FREEZERS AND AIR CONDITIONS must be tagged by a technician and must have the appropriate paperwork with it in order for Waste Connections of Kansas, Inc. to pick it up.

As Spring approaches so does criminal activity and with all the new construction of homes, duplexes, and apartments going in, there are more people heading west. When speaking to our community police officer, she insisted to remind everyone to lock their cars and to take ALL valuable items from inside, people will break car windows to steal wallets, purses, backpacks and so on. They are also using the garage door openers to gain access to the inside of people's homes while they are sleeping. As the warmer weather approaches and you notice any suspicious activity, please call 911 and report.

Once again as we move into Spring, we would like to ask homeowners to not sweep or blow leaves or grass into city streets or drains and once again the HOA Board would like to thank all the homeowners for keeping their properties up during the 2024 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.

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

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

LAST NAME	FIRST NAME	STREET ADDRESS	BAL DUE
Hamden	Michael	11406 West Central	\$ 3,809.18
Dakota Paris Kidd & Natali Martinez Gomez		11410 W Central Park	\$ 454.80
Krueger	Randall R	11541 West Ryan	\$15,857.90
Benitez	Wendy	11830 Neville	\$ 454.80
Niedens	Lisa M	11846 W Neville Ct	\$ 5,037.79
Osborn	Seth	2205 Parkridge	\$ 5,659.99
Hensley	Courtney	2406 N Covington Ct	\$ 1,486.80
Morris	Lisa M	2429 Shefford	\$ 8,452.69
Bannon	Patrick L & Heidi L	2437 N Shefford Ct	\$ 1,303.80
Kolaskey	Dawn M & Peter	2505 N Pine Grove St	\$ 4,264.81
Windel	Walter Roy & Sally Anne	2512 N Landon St	\$ 1,532.62

Interactive Crime Report

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

Communitycrimemap.com

Happening Around Aberdeen

- Club Car Wash is taking over the Take 5 on 3610 N. Maize Rd. and will be opening this Spring
- Sandlot Condos are coming to the NE corner of 119th and 21st. Check out the website at www.sandlotcondos.com



Aberdeen 911 Disbatch

Report Number	Crime	First Date Time	Description	Narrative
24C510405	0630B LARCENY B/FROM AUTO	03/19/2024 09:00 PM	0305-Purses/wallets-MENS WALLET	V1/RPTS TAKING PROPERTY FROM LISTED VEHICLE THAT WAS PARKED IN THE STREET IN FRONT OF THE RESIDENCE. NO DAMAGE TO ; VEHICLE. V1 HAD A BACKPACK THAT HAD ALL OF HIS BUSINESS PAPERWORK V1'S WALLET WAS ALSO TAKEN
24C048181	0505 AGGRAVATED BURGLARY/RESIDENCE	03/19/2024 09:00 PM	1192-Power tools (incl. generators, air compressors, etc.)-PANCAKE AIR COMPRESSOR	Burglary Report call a someone broke into cp's garage over-night.....unk susp.....garage door openers to her vehicle removed from center console of her vehicle.g shut the garage door at about 2100hrs on 3/19/24, but it was possible the garage door had bounced and opened again . Possible someone used garge door openers?
24C020623	0851 INTIMIDATION/DV	02/05/2024 02:42 PM		Domestic report
24C048259	2679 DESTRUCTION TO PROPERTY/OTHER	03/20/2024 08:02 AM	1150-Mailboxes-COMMUNITY MAIL-BOX	Community Mailbox vandalized
24C048080	1921 DISTURB THE PEACE/FIGHTING/DV	03/20/2024 12:21 AM		Domestic Dispute
24C027899	0413 AGGRAVATED BATTERY/DV/STRANGULATION	02/16/2024 06:45 PM		Domestic Dispute
24C045791	0426 AGGRAVATED ASSAULT/DRIVE BY FIREARMS	03/16/2024 02:26 AM		RP1 stated he heard 4 gunshots that sounded close within a 3-block radius and the shots sounded rapid.Homeowners later discovered damage to their house.
23C172949	3810 SUDDEN DEATH/WITNESSED	12/24/2023 09:33 AM		
24C507095	1930 DISORDERLY CONDUCT/OTHER NON-DV	02/24/2024 12:15 PM		Domestic Dispute
24C510376	0630A LARCENY A/FROM AUTO \$1500+	03/19/2024 05:30 PM	1180-Sports/recreational equipment (incl. coolers)-FISH FINDER-ELECTRONIC FISH FINDER	LISTED VEHICLE WAS BROKEN INTO BUT O1 WAS NOT MAKING A REPORT AS LEFT VEHICLE UNLOCKED BUT V1 STATES THAT HIS LISTED PROPERTY WAS TAKEN

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

2024 Budget

					Actual	Budget - Actual	2022-2023
			2023 Totals	2024 Budget	2/28/2024	Variance	Variance*
Beginning Bank Balance			\$ 15,831.60	\$ 21,355.35	\$ 21,355.99	\$ (0.64)	\$ (5,524.39)
Income:							
	Dues		91,100.00	104,328.00	63,664.16	40,663.84	27,435.84
	Initiation Fees		6,000.00	4,500.00	-	4,500.00	6,000.00
	Late Fees		1,565.00	1,500.00	-	1,500.00	1,565.00
	Prior Balance		6,072.39	-	-	-	6,072.39
	Interest		6.58	15.00	0.84	14.16	5.74
			\$ 104,743.97	\$ 110,343.00	\$ 63,665.00	\$ 46,678.00	\$ (5,599.03)
	Refunds		-	-	-	-	-
Total Income			\$ 104,743.97	\$ 110,343.00	\$ 63,665.00	\$ 46,678.00	\$ (5,599.03)
Expenses for Management							
	Postage		355.65	600.00	330.00	270.00	25.65
	Newsletter		2,554.62	3,500.00	781.73	2,718.27	1,772.89
	Insurance		4,459.00	5,000.00		5,000.00	4,459.00
	Corporate Taxes			-		-	-
	Lawn Mowing		16,095.00	20,800.00	2,158.18	18,641.82	13,936.82
	Fertilizer		3,163.00	5,000.00		5,000.00	3,163.00
	Weed Control		1,950.00	4,200.00	1,006.59	3,193.41	943.41
	Sprinkler Maintenance		4,388.13	7,500.00		7,500.00	4,388.13
	Electricity		11,360.89	13,000.00	448.53	12,551.47	10,912.36
	Rent/ Meetings		100.00	125.00	125.00	-	(25.00)
	Legal Fees		5,983.00	3,000.00		3,000.00	5,983.00
	Website Fees		167.40	500.00		500.00	167.40
	Property Taxes		-	110.00	82.93	27.07	(82.93)
	Secretary of State		40.00	40.00		40.00	40.00
	Misc.		1,129.11	1,400.00	170.81	1,229.19	958.30
	Yard of the		150.00	150.00		150.00	150.00
	Landscape		4,041.72	8,000.00	2,780.22	5,219.78	1,261.50
	Treasurer Fees		4,370.00	4,020.00	670.00	3,350.00	3,700.00
	Signs			500.00		500.00	-
	Fish		800.00	900.00		900.00	800.00
	Fish Kill		553.84	750.00		750.00	553.84
	Rock*		18,389.00	20,000.00		20,000.00	18,389.00
	Clean Up		6,663.86	7,500.00		7,500.00	6,663.86
	Pump		7,500.00	7,500.00		7,500.00	7,500.00
	Dirt work/			10,500.00		10,500.00	-
	Trees Removal/		5,006.00	5,000.00		5,000.00	5,006.00
			\$ 99,220.22	\$ 129,595.00	\$ 8,553.99	\$ 121,041.01	\$ (30,374.78)
Expenses for Activities to Date:							
			0.00	-		-	-
			\$ -	\$ -	\$ -	\$ -	\$ -
Ending Balance			\$ 21,355.35	\$ 2,103.35	\$ 76,467.00	\$ (74,363.65)	\$ (19,252.00)
Emergency Reserve			12,500.00	\$ 12,500.00	\$ 12,500.00	\$ -	\$ -
Funds Available			\$ 8,855.35	\$ (10,396.65)	\$ 63,967.00		



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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