

Aberdeen

Home Owners Association



2nd Quarter 2026

Mark Your Calendars:

- **Spring Clean Up– April 25th**
8am-11:30am

Dumpster Locations

2233 N. Parkridge next to pond
11417 Central Park in front of park
2503 Shefford in front of park
2403 Covington by the signs

- **Aberdeen Garage Sales–**
June 4-6
- **Fall Clean Up– October 3**
8am - 11:30am (Paper
Shredding will be available at
this time)
- **Election of Officers– Jan-**
uary 5th (Fire Station 21 at
21st & 119th) 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 25th. 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 on the move. 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. There have been many reports of mail theft on the NW side of Wichita which is causing an increase in identity theft so be aware with your mail. 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 2026 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	
Lange	Stratton M	11206 W Central Park Cir	\$470.40
Smith	Tracey J	11214 W Central Park Cir	\$470.40
Hamden	Michael	11406 West Central	\$5,207.38
	Dakota Paris Kidd & Natali Martinez Gomez	11410 W Central Park St	\$1,022.60
Gregory	Matthew	11513 W Ryan Ct	\$978.20
Krueger	Randall R	11541 W Ryan Cir	\$978.20
Mary Garcia	Ricardo Guerra &	11805 W Neville St	\$470.40
Kyle Stewart	Tasha Tyson	11809 W Britton St	\$978.20
Benitez	Wendy	11830 W Neville Ct	\$978.20
Niedens	Lisa M	11846 W Neville Ct	\$6,555.99
Osborn	Seth	2205 Parkridge	\$7,238.19
Pineda	Jamie & Maria	2309 N Parkridge Ct	\$978.20
Hensley	Courtney	2406 N Covington Ct	\$2,645.00
Morris	Lisa M	2429 N Shefford Ct	\$507.80
Bannon	Patrick L	2437 N Shefford Ct	\$507.80
Grisamore	Gavin & Amanda	2613 N Landon St	\$470.40

As we maintain the commons grounds around the ponds, please keep in mind that no motorized scooters, golf carts, atv's or utv's are allowed on the commons grounds.



If you and your family are out enjoying some fishing and catch a nice one, please send pictures to 316-655-8395



It's that time of year where everyone will be outside enjoying the fresh air and walking the commons ground. Please make sure your children are not throwing

Traffic

Have you noticed an increase in traffic on 119th going north and south as well as 21st going east and west. As more duplexes Get built our traffic around Aberdeen is Increasing by the day. Please be careful when exiting and entering Aberdeen.



Aberdeen 911 Disbatch

Crime	First Date Time	Public Address	Narrative
1050 IDENTITY THEFT	01/24/2026 08:00 AM	112XX W NEVILLE ST, WICHITA, KS	Unk how taken.
0811 SIMPLE BAT- TERY/DV	02/20/2026 08:43 PM	112XX W CENTRAL PARK CT, WICHITA, KS	Domestic Violence incident
2610 RESIST/ OBSTRUCT ARREST	03/02/2026 12:10 AM	22XX N SHEFFORD CIR, WICHITA, KS	Recovered stolen auto located here, Suspect taken into custody
1050 IDENTITY THEFT	03/05/2026 12:01 AM	25XX N SHEFFORD CT, WICHITA, KS	unk person tried to open a loan under victim's information.



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www.swaynestudios.com
swaynestudios@gmail.com

316-305-6561



Officer Lori Kimrey | Patrol West | Wichita Police Department

p: (316) 350-3460 | lkimrey@wichita.gov |

455 N Main St. | Wichita, Kansas 67202 | wichitapolice.com | [Facebook](https://www.facebook.com/wichitapolice)

Interactive Crime Report

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

Communitycrimemap.com

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 haphazard 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 \$750 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.

Tim Royse – President – Aberdeen HOA



2026 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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