

Aberdeen

Home Owners Association



3rd Quarter 2024

Mark Your Calendars:

- **Fall Clean Up— October 5
8am - 11:30am (Paper
Shredding will be available
at this time)**
- **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 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 7th. 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 there 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 the City of Wichita putting the stage 2 drought watering schedule in effect, the Board understands that yards are going to brown and we are all in this together. With that said we encourage homeowners who have over grown weeds in their yard to take responsibility and remove them to avoid getting a yard violation. With summer coming to a close 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 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.

May

Jeff & Kayla Frazier
2638 Shefford Ct.

June

Troy & Carman Altenburg
11554 W. Central Park St.

July

David and Jolene Mainzer
2410 N. Covington Ct.

August

Scott & Karla Hahn
2430 Pine Grove

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

LAST NAME	FIRST NAME	STREET ADDRESS	Amount Due
Hamden	Michael	11406 West Central	\$ 3,997.58
Dakota Paris Kidd & Natali Martinez Gomez		11410 W Central Park	\$ 1,101.60
Krueger	Randall R	11541 West Ryan	\$ 16,043.90
Benitez	Wendy	11830 Neville	\$ 729.60
Niedens	Lisa M	11846 W Neville Ct	\$ 5,197.39
Osborn	Seth	2205 Parkridge	\$ 5,805.19
Hensley	Courtney	2406 N Covington Ct	\$ 1,732.80
Morris	Lisa M	2429 Shefford	\$ 8,258.29
Bannon	Patrick L	2437 Shefford	\$ 1,990.20
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

- Culver's on 3220 N. Maize Rd is open
- Panera Bread will be relocating on 9-11-2024 from Market Square to the old Torchy's building on Maize road by 29th.



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

All the fountains are currently going on the ponds and the HOA Board kindly asks homeowners when fishing to try not to cast near them. This summer we had some situations where people hooked them and then tried to retrieve their lure and end up pulling the fountains towards the bank. When this happens we have to re-centered them which does cost the HOA.

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 fishing reports have been slow with the warm summer days, but a few have been caught this summer. Picture taken and fish released as we try to practice catch and release in all of our ponds.



There is no Police report on this news letter as the system was hacked and there is no report for beat-19. We apologize as it should be back online soon.

Please remember that all 5 of our HOA ponds do not allow for boats or kayaks on the water.

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.



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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