

Aberdeen

Home Owners Association



Fourth Quarter 2025

Mark Your Calendars:

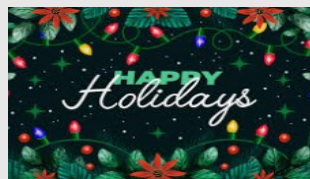
- **Election of Officers—
January 6th at 7pm Meet-
ing will be held at Wichita
Fire Station 21 at 2110 N.
135th Street W. on the cor-
ner of 21st and 135th**

From the Aberdeen Board

Dear Residents,

The next event for homeowners is the annual Election of Officers on January 6th, 2026, located at Fire Station 21 on the corner of 21st and 135th at 7pm. As we say goodbye to 2025 and say hello to 2026, it was again a busy year in Aberdeen with many violation letters sent out for boats, yards, and trailers as well as following up on collections with unpaid dues thru our agency. Along with violations it seemed to be an uphill battle this year with our pond fountains and commons trees. The fountains were up and down all season, but we have them all fixed and operational. We have since shut them down for the winter months. As for the commons trees we lost a few trees and several tree branches with all the storms that came thru this year and we have coordinated with Hay Lawn to replace them which should happen soon. Another big project this year was filling in some rock along the ponds that needed fill in as well as completing dirt work and re-seeding on pond 4. Once again for our residents, Aberdeen is a covenant community and we ask all residents to abide by the by-laws of our HOA as we do enforce them and if you are unaware of the covenants, please go to our web page <https://www.hoaaberdeen.com> and you will find them on the top of the page under Bylaws. As we push into the winter months, the board once again wants to ask residents to make sure your children are staying off the ponds when they are iced over as we don't want to see any accidents happen that can be prevented. With that said as we wrap up 2025, 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.

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



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.

September

Jim and Karla Haverfield
2456 N. Parkridge 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	AMOUNT OWED
Hamden	Michael	11406 West Central	\$442.80
Gregory	Matthew	11513 W Ryan Ct	\$470.00
Krueger	Randall R	11541 W Ryan Cir	\$470.00
Kyle Stewart	Tasha Tyson	11809 W Britton St	\$470.00
Benitez	Wendy	11830 W Neville Ct	\$470.00
Niedens	Lisa M	11846 W Neville Ct	\$354.11
Osborn	Seth	2205 N Parkridge Ct	\$470.00
Pineda	Jamie & Maria	2309 N Parkridge Ct	\$470.00
Giltner	Ashli	2345 N Parkridge Ct	\$2,483.25
Hensley	Courtney	2406 N Covington Ct	\$470.00
Bannon	Patrick L	2437 N Shefford Ct	\$470.00

Aberdeen Christmas Light Contest

New this year for Aberdeen:

We will have a Holiday Light Contest for all residents of Aberdeen. There will be a prize for 1st, 2nd, and 3rd place which the anonymous judges will Judge on December 21st. If you would like to nominate homes, please email the addresses to the HOA email and we will comprise them with the votes.



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

As all the trees are losing their leaves, the board is asking all residents to not blow them into the lakes or street drainage areas.



Aberdeen Crime Report

Report Number	Crime	First Date Time	Narrative
25C212974	0851 INTIMIDATION/DV	11/16/2025 03:00 PM	Domestic Violence Incident
25C524498	1930 DISORDERLY CONDUCT/OTHER NON-DV	07/19/2025 12:00 PM	Domestic Violence Incident
25C150486	0810 SIMPLE BATTERY	08/17/2025 09:16 PM	Family incident, Suspect known
25C200073	0811 SIMPLE BATTERY/DV	10/28/2025 04:26 AM	Domestic Violence Incident
25C152770	1930 DISORDERLY CONDUCT/OTHER NON-DV	08/20/2025 10:37 PM	Group of people came over to confront homeowner about a dog
25C182347	0850 INTIMIDATION	10/02/2025 02:00 AM	Threats made stemming from a school incident
25C524674	0720 MOTOR VEHICLE THEFT	07/26/2025 09:00 PM	
25C182559	0812 SIMPLE ASSAULT/DV	10/02/2025 01:00 AM	Domestic Violence Incident
25C520702	0630B LARCENY B/FROM AUTO	07/03/2025 03:00 PM	NO damage to vehicle, wallet left inside vehicle and taken over night
25C136010	0630B LARCENY B/FROM AUTO	07/25/2025 06:00 PM	Gun taken from unlocked vehicle
25C532534	0620B LARCENY B/AUTO ACCESSORIES	09/08/2025 09:50 AM	Stolen license plate

Aberdeen Community Beat Coordinator
Wichita Police Department

Officer Lori Kimrey
316-350-3460
lkimrey@wichita.gov

Community Crime Map
<https://communitycrimemap.com>



Looking for a House Cleaner, Contact
Arica Autry at the following:

Phone: 316-706-8722

Email: arica@thepowerofclean.org

Website: thepowerofclean.org



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

Fences

When homeowners share fences and storms damage them, or they need replaced, it is the responsibility of the homeowners who share the fence to work it out on replacement and not the HOA board.

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.

Tim Royse – President – Aberdeen HOA



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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Lisa Fischer, Treasurer
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