

Aberdeen

Home Owners Association



First 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 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 HOA board would like to wish all residents in Aberdeen a Happy New Year and with a New Year comes new business. One of the items new for 2024 is that Aberdeen has a new lawncare company which is Hay Lawncare and will start spring cleanup in early March as well as fertilizing. There are a couple trees around park 1 on Central Park that will be removed this winter as well.

As we all have seen price increases on everything, our HOA dues have remained the same for the last 9 years with no increase. While costs continue to rise, the HOA Board had to implement a dues increase for 2024 to accommodate the new mowing contract for 2024. As a reminder the new dues are \$216.00 and are due March 1, 2024.

Aberdeen held the annual meeting on January 2, 2024 which is open to all homeowners and present were 11 homes and the residents voted for the 2024 board as the following:

Jerry Profit, Tim Stauffer, Darrell Lewis, Tim Royse, Fred Royse

A motion was made to close out 2023 and was passed. The board would like residents to stay safe as we push thru the cold winter of the new year.

Aberdeen 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.

The Board would like to remind homeowners they must have their Christmas decorations down by March 1, 2024

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

| LAST NAME | FIRST NAME | STREET ADDRESS | VIOLATION | Amount |
|---|----------------|----------------------|---------------------------|-------------|
| Hamden | Michael | 11406 West Central | Nonpayment of Assessment | \$3,715.58 |
| Dakota Paris Kidd & Natali Martinez Gomez | | 11410 W Central Park | Nonpayment of Assessment | \$447.60 |
| Krueger | Randall R | 11541 West Ryan | Nonpayment of Assessment | \$13,525.10 |
| Benitez | Wendy | 11830 Neville | Nonpayment of Assessment | \$447.60 |
| Niedens | Lisa M | 11846 W Neville Ct | Nonpayment of Assessment | \$4,915.39 |
| Osborn | Seth | 2205 Parkridge | Nonpayment of Assessment | \$5,523.19 |
| Hensley | Courtney | 2406 N Covington Ct | Nonpayment of Assessment | \$1,450.80 |
| Morris | Lisa M | 2429 Shefford | Nonpayment of Assessment | \$8,258.29 |
| Bannon | Patrick L | 2437 Shefford | Nonpayment of Assessment | \$1,708.20 |
| Kolaskey | Dawn M & Peter | 2505 N Pine Grove St | Non payment of Assessment | \$3,723.61 |

Happening Around Aberdeen

- Culvers Restaurant known for its butter burgers and frozen custard is expected to break ground around January 2024 next to IHOP on Maize Road.
- Barnes & Noble will be taking over the old Bed Bath and Beyond Store in Market Square

- Remember to push your trash out early if you have Waste Connections as they have been picking up a little early.
- The Board would like to ask every homeowner to have your trash bins removed from the street 24 hours after the trash has been picked up.

Aberdeen 911 Disbatch

| Report Number | Crime | First Date Time | Narrative |
|---------------|-------------------------------------|---------------------|--|
| 24C001215 | 6100 MISCELLANEOUS REPORT | 01/03/2024 08:00 AM | R1-reported that her boyfriend O1 that she allowed to live with her for the last month, would not leave. |
| 23C145342 | 6300 MENTAL CASE | 11/04/2023 03:21 AM | |
| 23C155848 | 0850 INTIMIDATION | 11/22/2023 04:35 PM | RP1- wanting to make a report on a friend that has been threatening him and texting about his family and is worried |
| 23C542365 | 6469 SUSPICIOUS CHARACTER/ SIB UNIT | 11/01/2023 12:01 AM | unk person knowcked onher door and asked for a family member then left while the vehicle was blacked out. |
| 23C162648 | 6100 MISCELLANEOUS REPORT | 12/05/2023 04:43 PM | anonymous complaint that the person living here was selling drugs, they allowed officers in to look around, nothing found. |
| 23C160787 | 6100 MISCELLANEOUS REPORT | 12/02/2023 12:21 AM | verbal altercation here, domestic |



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



2020 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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