

Aberdeen

Home Owners Association



3rd Quarter 2026

Mark Your Calendars:

- **Fall Clean Up— October 3**
8am - 11:30am (Paper
Shredding will be available
9am to 11am at 2362 N. Cov-
ington Ct at this time)
- **October (End of Month)**
Halloween Home Decorating
Contest
- **Election of Officers— January**
5th (Fire Station 21 at 21st &
119th) 7pm

Aberdeen HOA
2340 N. Parkridge St.
Wichita, KS 67205

From the Aberdeen Board

Dear Homeowners,

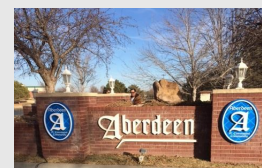
We hope everyone had a happy, safe, and enjoyable Fourth of July holiday. The HOA would like to thank all residents who took the time to pick up and properly dispose of their fireworks debris after the celebrations. Your efforts help keep our neighborhood clean and attractive for everyone.

Fall is just around the corner, and it's time for our annual **Neighborhood Fall Clean-Up Event!** The HOA will have dumpsters available for residents on **Saturday, October 3rd**, from **8:00 a.m. to 11:30 a.m.** The dumpsters will be conveniently located in **Aberdeen** for homeowners to dispose of unwanted household items and help keep our neighborhood looking its best. This event provides an excellent opportunity to clear out garages, basements, storage sheds, and closets by getting rid of items you no longer need. In addition, a **paper shredding service** will be available on-site for residents who wish to securely dispose of sensitive documents and personal records from 9-11am.

We would also like to remind all residents that **golf carts and motorized bikes are not permitted on the common areas** within the HOA. Your cooperation helps preserve our shared spaces and ensures the safety of all residents and visitors.

Additionally, with the large number of roof replacement projects currently taking place throughout the neighborhood, we encourage everyone to remain vigilant and keep an eye out for any suspicious activity or unfamiliar individuals who may not be associated with the contractors performing work in the area. If you observe anything concerning, please contact local law enforcement and notify the HOA as appropriate. Thank you for your continued cooperation and for helping keep our community safe, attractive, and enjoyable for everyone.

Sincerely,
HOA Board of Directors





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

Russell Jones
2405 N. Pine Grove Ct.

June

Wesley & Erika Glock
2446 N. Shefford St.

July

Wendy Ryan
2506 N. Covington Cir.

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

LAST NAME	FIRST NAME	STREET ADDRESS	Balance Due
Smith	Tracey J	11214 W Central Park Cir	\$470.40
Hamden	Michael	11406 West Central	\$5,265.88
Gregory	Matthew	11513 W Ryan Ct	\$986.30
Mary Garcia	Ricardo Guerra &	11805 W Neville St	\$470.40
Kyle Stewart	Tasha Tyson	11809 W Britton St	\$986.30
Benitez	Wendy	11830 W Neville Ct	\$986.40
Niedens	Lisa M	11846 W Neville Ct	\$6,628.89
Osborn	Seth	2205 Parkridge	\$986.30
Pineda	Jamie & Maria	2309 N Parkridge Ct	\$986.30
Hensley	Courtney	2406 N Covington Ct	\$986.30
Morris	Lisa M	2429 N Shefford Ct	\$515.90
Bannon	Patrick L	2437 N Shefford Ct	\$515.90

Interactive Crime Report

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

Communitycrimemap.com

Aberdeen Crime Report

Report Number	Crime	First Date Time	Public Address	Narrative
26C065564	0682b Larceny B/ from Building	04/06/2026 11:00 AM	112xx W Central Park Cir, Wichita, Ks	Known suspect, items taken from inside house.
26C517687	1030 Confidence Game	05/18/2026 05:35 PM	23xx N Covington Ct, Wichita, Ks	SCAM text from business.
26C518345	1030 Confidence Game	06/25/2026 11:11 AM	22xx N Shefford Cir, Wichita, Ks	SCAM text from business.
26C518742	1035 Unlawful Use Financial Card	07/01/2026 12:00 PM	22xx N Shefford Cir, Wichita, Ks	SCAM text from bank, was able to obtain bank info that was used elsewhere
26C507936	1050 Identity Theft	03/05/2026 12:01 AM	25xx N Shefford Ct, Wichita, Ks	S1 was able to obtain bank information and used info to open credit cards and other loans.
26C091308	1652 Non-fatal Overdose/adult 18+	05/16/2026 11:36 PM	23xx N Parkridge Ct, Wichita, Ks	Overdose
26C099895	2210 Drive Under The Influence	05/29/2026 10:24 PM	115xx W Central Park St, Wichita, Ks	DUI traffic stop
26C080414	2697 Trespass	04/30/2026 03:50 PM	22xx N Shefford Cir, Wichita, Ks	Teens trespassed from walking through private property
26C080382	2697 Trespass	04/30/2026 03:50 PM	113xx W 21st St N, Wichita, Ks	Teens trespassed from walking through private property

As we approach the hot summer months, please remember that lawns will still require periodic watering to remain healthy and maintain the appearance of our community. Additionally, this is a friendly reminder that trash carts should be removed from the street and returned to their proper storage location within **24 hours of pickup**.

As fall approaches, we're excited to announce our **Halloween Home Decorating Contest** this October! Homeowners are encouraged to show off their Halloween spirit by decorating their homes for the chance to win prizes for 1st and 2nd place. More details to follow when the event gets closer on social media.



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 \$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

Lake Area and Common Grounds Reminder

Over the past month, the HOA has received numerous complaints from homeowners living along the lake, particularly those whose properties are not fenced. Residents have reported children leaving the common areas and entering private property while fishing. Concerns include riding bicycles through yards, leaving trash along the lake banks, asking homeowners for water, restroom access, and fishing equipment, as well as damaging personal property. We ask all parents and guardians to please remind their children that while fishing and recreational activities are welcome in the designated common areas; homeowners' yards are private property and should not be entered without permission. Children should remain within the common areas at all times and be respectful of neighboring residents. Additionally, please encourage your children to pick up all trash and belongings when they leave the lake or common areas. Keeping our community clean benefits everyone and helps preserve the beauty of our neighborhood. Recently, the HOA had to address a situation where children pushed approximately eight feet of shoreline rocks into the lake. The Association will now be required to replace these rocks this winter, along with performing additional repairs around other ponds where rocks have been thrown into the water. These repairs are costly and could have been avoided. Please remind your children not to throw rocks into the ponds or lakes. While it may seem harmless, it causes damage to erosion control measures and increases maintenance costs for the Association. Ultimately, these additional expenses impact on all homeowners and can contribute to future increases in HOA dues.

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2026 Aberdeen Board Members

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Tim Stauffer, Vice President
Fred Royse, Secretary
Darrell Lewis, Executive Member
Dave Warn, Executive Member

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