

Aberdeen

Home Owners Association



1st Quarter 2025

Mark Your Calendars:

- **Spring Clean Up— April
26th 8am-11:30am**
- **Aberdeen Garage Sales—
June 5-7**
- **Fall Clean Up— October 4
8am - 11:30am (Paper
Shredding will be available
at this time)**
- **Election of Officers—
January 6th , 2026 (location
to be determined) 7pm**

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

From the Aberdeen Board

Dear Residents,

Greetings from the Aberdeen HOA Board!!

Our annual homeowners meeting was held on January 7th, 2025 at the fire station located on the corner of 21 at 135th at 7pm on a cold and icy night. It was voted and approved by the homeowners to close all books for 2024 and move forward into 2025. Jerry Proffitt resigned as President of the Aberdeen HOA Board, which we want to thank him for his time and work he did while he volunteered. An election of officers took place with Tim Royse succeeding Jerry Proffitt as President of the HOA and Dave Warn became an elected board member. Tim Stauffer, Darrell Lewis, and Fred Royse will remain on the 2025 Aberdeen HOA Board, as well as Scott Stevens and Dave Warn continuing responsibilities on design and review. Lisa Fischer who is not a resident of Aberdeen but in fact a paid accountant will remain as our treasurer for the 2025 year.

New Board members met on January 14th to discuss Election of Officers and approve new items for 2025 which are listed below:

- * All credit/debit cards were cancelled (no longer use them)
- * **New Website** (www.hoaaberdeen.com)
- * **New Email** (aberdeennwhoa@gmail.com)
- * 2025 Budget (Approved and Attached in newsletter)
- * Liens (Liens issued will be turned over to collection agency after filed)
- * Welcome Packets (New homeowners will get covenant's/info packet)
- * Holiday Decorations Contest (More to follow on this in the Fall)
- * Lawn Service (Renewed Hay Lawn Care for 2025)
- * Job Duties (Responsibility's per board members)
- * Signs (Keep off ponds when frozen posted)
- * No Dues increase for 2025
- * Rock (Fill in planned)

Continued





With all the items outlined on the front page, it's going to be a very busy year again in Aberdeen. As we put winter away, we wanted to inform residents on a few items that have been happening around the area. First item is ice on ponds and children walking out to the middle of the lakes. The board kindly asks homeowners to ensure their family is not on the ice as we have posted signs. If you see anyone out on the ice during winter and don't want to approach them, feel free to contact 911. Per our community beat coordinator, a fire truck will probably respond depending on their call volume and educate. We want all our residents of Aberdeen to be safe!!!

With Spring on our doorstep, we know homeowners and their families will be out enjoying the commons grounds in Aberdeen whether it be the parks or the ponds. An issue that comes up every year is rocks getting thrown in the ponds. While we know that most of the rock throwing is being done by children, it is the responsibility of the parents to stop this act. We are spending a lot of money this year for fill in around pond 2 and hopefully pond 4 if the cost comes in where we want it to. We will have to monitor this and if it continues, the HOA board will have to look at other options going forward such as imposing a fine to the homeowners, but hope we don't have to address that. With the warm weather approaching, please be aware that there is no boating allowed on the ponds.

Several homeowners have expressed concern last year that people are blowing or sweeping grass clippings into drain gutters in the street. Please be advised that it is against the City of Wichita ordinance (Sec.10.04.030) and there is a \$450 fine for each violation. Grass clippings wash into the ponds and create green scum on the water. If homeowners see this happen, they can contact the city at 316-268-4498 to report the violation.

Our next event will be the spring cleanup happening on April 26th from 8am-11:30am. Please see the following info for clean-up:

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.

NO LANDFILL OR TRANSFER STATION WILL ACCEPT: 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

On April 26th, this is the locations of dumpsters.

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

As Spring approaches so does criminal activity and with all the new construction going on in the NW corner of Wichita, many more people are heading west. 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. They are also using the garage door openers to gain access to the inside of people's homes while they are sleeping. Wichita PD has been getting a lot more calls of abandoned vehicles on the street in Aberdeen. People are storing their cars on the street for weeks to months at a time and want to remind everyone that cars cannot be stored on city streets for more than 2 days, so if it's not a daily driver they need to keep that one stored in the driveway. The cars Wichita PD have been sticking for tow have been sitting for months, debris around tires, cobwebs on the tires, expired tags, wrecked, etc. As the warmer weather approaches and you notice any suspicious activity, please call 911 and report.

Once again as we move into Spring, the HOA Board would like to thank all the homeowners for keeping their properties up during the 2025 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

If you catch a nice fish, please send pics to 316-655-8395 and we can publish.

Just a reminder, all holiday lights need to be down by March 1, 2025 to avoid a fine.

Hello Neighbors!

I'm Arica Autry, owner (and primary cleaner!) of *The Power of Clean*. As a mom of two, I truly understand how much a clean home can make life feel a little lighter, and I'm excited to offer my services here in our neighborhood. I personally take care of every cleaning job myself, and whenever I need an extra set of hands, I only bring in trusted friends I've known for years. My greatest joy in this work is knowing that I'm helping families find a bit more time for what matters most—whether that's spending time with loved ones, or just finding a few more minutes to relax. If a fresh, clean home sounds like something you'd love, I'd be happy to provide a free estimate and chat about how I can help make life easier for you!

You can reach me at:

- Phone: 316-706-8722
- Email: arica@thepowerofclean.org
- Website: thepowerofclean.org
- Facebook: facebook.com/thepowerofclean

Looking forward to bringing a little extra sparkle and peace of mind to our wonderful community!

Sincerely,
Arica Autry

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

LAST NAME	FIRST NAME	STREET ADDRESS	BAL DUE
Hamden	Michael	11406 West Central	\$4,228.78
Gregory	Matthew	11513 W Ryan Ct	\$470.00
Rathbun	Matthew and Kimberly	11538 W Central Park Ct	\$470.00
Krueger	Randall R	11541 W Ryan Cir	\$470.00
Mary Garcia	Ricardo Guerra &	11805 W Neville St	\$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	\$5,442.99
Delgado	Jose A	11850 W Neville Ct	\$470.00
Osborn	Seth	2205 Parkridge	\$6,057.99
Palnau	Robert & Erin	2213 N Parkridge Ct	\$470.00
McFeeter	Duane	2244 N Shefford Cir	\$470.00
Pineda	Jamie & Maria	2309 N Parkridge Ct	\$470.00
Hensley	Courtney	2406 N Covington Ct	\$1,935.20
Bannon	Patrick L	2437 N Shefford Ct	\$470.00
ICT Avatar LLC		2502 N Shefford St	\$470.00
Windel	Walter Roy & Sally Anne	2512 N Landon St	\$1,532.62
Gilligan	Phillip	2714 N Shefford St	\$470.00
Morris	Lisa M	2429 N Shefford Ct	\$470.00
	Dakota Paris Kidd & Natali Martinez Gomez	11410 W Central Park St	\$917.60

Interactive Crime Report

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

Communitycrimemap.com

Aberdeen 911 Disbatch

1 auto theft in the 2300 Blk of N Parkridge

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.



2025 Budget

	<u>2024 Totals</u>	<u>2025 Budget</u>	<u>Actual 1/1/2025</u>	<u>Budget - Actual Variance</u>	<u>2024-2025 Variance*</u>
Beginning Bank Balance	\$ 21,355.99	\$ 45,224.96		\$ 45,224.96	\$ 21,355.99
Income:					
Dues	99,712.16	104,544.00		104,544.00	99,712.16
Initiation Fees	2,200.00	4,000.00		4,000.00	2,200.00
Late Fees	2,466.50	1,500.00		1,500.00	2,466.50
Prior Balance Collection	9,590.26	-		-	9,590.26
Interest	9.78	15.00		15.00	9.78
	\$ 113,978.70	\$ 110,059.00	\$ -	\$ 110,059.00	\$ 3,919.70
Refunds	-	-	-	-	-
Total Income	\$ 113,978.70	\$ 110,059.00	\$ -	\$ 110,059.00	\$ 3,919.70
Expenses for Management					
Postage	404.87	600.00		600.00	404.87
Newsletter	2,541.19	3,500.00		3,500.00	2,541.19
Insurance	4,795.00	6,500.00		6,500.00	4,795.00
Lawn Mowing/Landscaping Contract	23,739.98	25,489.00		25,489.00	23,739.98
Fertilizer/Weed Control Contract	13,867.49	10,920.00		10,920.00	13,867.49
Sprinkler Maintenance	3,235.55	5,500.00		5,500.00	3,235.55
Electricity	13,310.58	14,500.00		14,500.00	13,310.58
Rent/ Meetings	125.00	125.00		125.00	125.00
Legal Fees	1,997.00	3,500.00		3,500.00	1,997.00
Website Fees	316.39	500.00		500.00	316.39
Property Taxes	82.93	110.00		110.00	82.93
Secretary of State		80.00		80.00	-
Misc.	700.17	1,400.00		1,400.00	700.17
Yard of the Month	150.00	240.00		240.00	150.00
Landscape Maintenance	5,145.00	8,000.00		8,000.00	5,145.00
Treasurer Fees	4,370.00	4,200.00		4,200.00	4,370.00
Signs	220.38	500.00		500.00	220.38
Fish	1,600.00	900.00		900.00	1,600.00
Fish Kill		750.00		750.00	-
Rock*		13,200.00		13,200.00	-
Clean Up	6,159.40	7,500.00		7,500.00	6,159.40
Pump	7,348.80	7,500.00		7,500.00	7,348.80
Dirt Work/Overseeding		10,500.00		10,500.00	
	\$ 90,109.73	\$ 126,014.00	\$ -	\$ 126,014.00	\$ (35,904.27)
Ending Balance	\$ 45,224.96	\$ 29,269.96	\$ -	\$ 29,269.96	\$ (15,955.00)

From the President

1. The lot must be 80% grass. Kill off all weeds and plant grass-fescue is preferred in this climate. The 80% 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 to 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.

A great big thank you is due to all the 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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