

# Aberdeen

Home Owners Association



## Third & Fourth Quarter 2021

### Mark Your Calendars:

- **Fall Clean Up– October 2  
8am-12:00pm  
(Paper Shredding will be  
available at this time)**
- **Christmas Party - The  
Christmas party for 2021  
has been CANCELLED**
- **Election of Officers–  
January 4th Northwest  
Christian Church 7pm**

### From The President

Fall is upon us and with that our fall cleanup is approaching fast. Saturday Oct 2 from 8am to 12pm we will have the refuse dumpsters at 3 locations. They are on the 21st street entrance area, by the pond and park on Central Park, and on Shefford by the pond 4 park. There will be a paper shredder on the Covington St location next to the Aberdeen Lochs. Please take advantage to clean out your garages and other areas.

The website is being upgraded to a new programming language and may change in appearance somewhat. Our goal is to fix some of the functionality issues that have cropped up due to incompatibilities with newer browsers etc. We should have this complete in the next 30-60 days.

I'd also like to address some of the covenants.

The HOA Covenant 5.16 expressly forbids the storage of automobiles, truck, motorcycle, motorbike, camper, boat, house trailer, boat trailer, camper trailer or trailer or any other vehicle of any type or description in the street, or in the open on any lot. Automobiles, trucks, and motorcycles are considered stored if they are inoperable or have not moved in 48 hours. ALL the other items above are considered stored when they appear in the open upon a lot. We try to be reasonable but there have been instances where we need to clarify this covenant.

The HOA Covenants 5.3 expressly requires that all owners comply with all public laws, ordinances, rules and regulations, and all rules and regulations now or hereafter promulgated. No activity that may be or becomes a nuisance to the neighborhood shall be carried on upon the property. Wichita City Ordinance 11.52.030 forbids (among other things like trailers) the parking of a motor vehicle upon any portion of the required yard of a lot. It is also unlawful to park on an unpaved surface. Therefore, it is both illegal and a violation of the covenants to park upon the yard of a lot.

The HOA Covenant 5.12 expressly forbids the keeping of any animal except dogs and cats or other common household pets. Therefore, the keeping of chickens/roosters is expressly forbidden.

I appreciate all the residents who are respectful to their neighbors and keep their homes and lots in good order. As a neighborhood, Aberdeen enjoys higher property values and standard of living because our residents do a great job of keeping our areas looking good. Thank you!

Jerry Proffitt – President, Aberdeen HOA

Aberdeen HOA  
2340 N. Parkridge St.  
Wichita, KS 67205  
[www.hoaaberdeen.org](http://www.hoaaberdeen.org)





### 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. Nominate any deserving neighbor.

**May**  
Richard & Cynthia Bertha  
11303 W. Central Park Circle

**June**  
Fred Vedder  
11558 W. Central Park

**July**  
Ms. Good  
2508 N. Landon

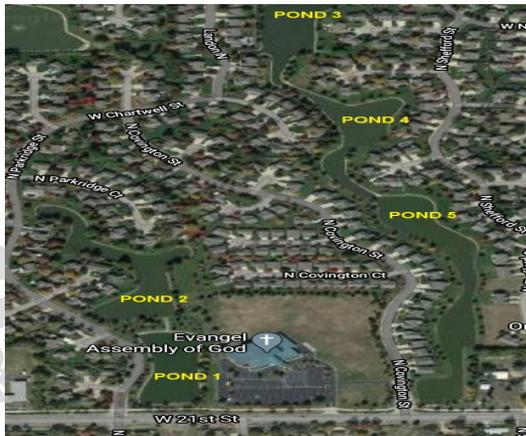
**August**  
Ben Zeiner  
2527 Shefford Ct.

**September**  
Trevor Askew  
2365 N. Parkridge Ct.

**Congrats to all our Winners for 2021!!!**

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

LAST NAME	FIRST NAME	STREET ADDRESS	VIOLATION	
Hamden	Michael	11406 W Central Park St	Nonpayment of Assessment	\$2,417.18
Krueger	Randall	11541 W. Ryan Cir		\$6,819.50
Berry	Lisa	11809 W Britton St		\$440.40
Wilson	Todd & Christine A	11826 W Neville Ct	Non payment of Assessment	\$3,800.09
Niedens	Lisa M	11846 W Neville Ct	Nonpayment of Assessment	\$3,472.99
Osborn	Seth	2205 N Parkridge Ct	Nonpayment of Assessment	\$4,008.79
Hensley	Courtney	2406 N Covington Ct		\$440.40
Morris	Jason D & Lisa M	2429 N Shefford Ct	Non payment of Assessment	\$6,455.89
Bannon	Patrick L & Heidi L	2437 N Shefford Ct	Non payment of Assessment	\$625.80
Marshall	Christopher	2502 N Shefford St		\$1,889.99
Kolaskey	Dawn M & Peter	2505 N Pine Grove St	Non payment of Assessment	\$2,872.81
Wandersee	Gabriel	2510 N Parkridge Cir		\$440.40
McLain	Edward	2804 N Shefford Cir		\$396.89



Pond Map

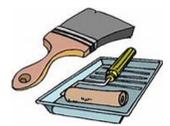
### Jacobs Lawn Care

Reasonable Price/Quality Lawn Care  
Mowing, Edging  
Bagging, Trimming

316-641-1989

Randy Jacobs

### Urbanek Painting



& Home Repairs



**(316)832-5036**



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 any of The 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

We have had some opportunities this summer and early fall. We had a major fish kill on pond 5 which we were able to get cleaned up, then we had our pumps on pond 2 and 4 that broke down but are fixed now. If you have been driving around looking at the commons you will notice a lot of cedar trees that are dead and the plan is to have all of them taken out this fall.

On the future plan list is to fill in rip rap along the south side of pond 2 as well as fix the edging around the island. If the budget allows there is a plan to put a fountain on the last pond which is pond 5.



## 2020 Aberdeen Board Members

Jerry Proffitt, President	316-648-1339
Tim Stauffer, Vice President	ljs_tls@yahoo.com
Fred Royse, Secretary	316-761-4668
Darrell Lewis, Executive Member	dlewis9@cox.net
Tim Royse, Executive Member	316-655-8395
Lisa Fischer, Treasurer	treasurer@hoaaberdeen.org
Scott Stevens, Design & Review	scottstevens79@yahoo.com
Dave Warn, Design & Review	dave@warncoconstruction.com
Rob Griffin, Website/Facebook	rgriffin25@cox.net