

Aberdeen Newsletter Spring 2018 edition

Dear Aberdeen Neighbor,

We are pleased to provide you with the following quarterly update from the Aberdeen HOA Board.

Annual Meeting / Board Elections

Aberdeen HOA's annual meeting is scheduled for 7PM Tuesday, April 24th at ELWCC.

Please plan to attend and vote. It will be a very important meeting.

We have an unusually high number of open board seats to fill (three). Jodie Leisure's seat is open because she moved out of Aberdeen. Also, President, Jeff Woll, and Treasurer, Tracy Jackson, have decided not to seek reelection.

Jeff returned to the board as president to serve out the term of our previous president, Rick Katzeff, when Rick moved in July 2016. A great deal has been accomplished since that time, including the repair and repainting of all eight thousand linear feet of our walls, an entrance landscaping update, the replacement of the badly dated holiday gate decorations with a much-enhanced look, and the coming renovation of our entrance signs. As many of you know this is the second time that Jeff has served as Aberdeen's president, and Jeff has put in countless hours of service since rejoining the board. Please join us in thanking Jeff for his many contributions to Aberdeen!

Tracy has served as treasurer for five years, and with the financial position of Aberdeen on solid ground he decided it was time to turn things over to others.

Thanks to both Jeff and Tracy for their service!

With three open board seats we are looking for qualified people willing to serve the community. The Board is particularly interested to add individuals with experience in finance, real estate, engineering and/or law. If you are interested, please complete the *Intent For Candidacy* form at the end of this newsletter and submit it as soon as possible to Kim Hayes of Management & Associates (KHayes@mgmt-assoc.com).

Aberdeen walls – The huge project of repairing and repainting the roughly 8,000 linear feet of Aberdeen walls is nearing completion. The walls had deteriorated to the point where simple repainting was not an option. After pressure washing, countless cracks had to be "V'd out" and filled with a polymer repair product, and half of the surfaces had to be skim coated with new stucco. Once prepared, the walls were painted with an extra thick layer of UV and water resistant coating. All tops were painted with an elastomeric paint for extra water protection. A contrasting color was used on the top and bottom of columns, for a richer look.

All that remains is to paint the entrance curbs at the Aberdeen gates, #1 and #2 and the small entrance plaques. Both are expected to be completed soon.

To preserve the life of the newly repaired walls, if your home is next to a wall, we need your help. Please keep all vegetation at least two feet from the wall, and please make sure your sprinklers do not wet the wall. In advance, we thank you for your cooperation.

Entrance “Aberdeen” signs – The cast aluminum Aberdeen signs at our gates are ten years old and have lost their original finish. We have completed the research on the needed renovation and will begin the work within days – one entrance a time. Because of supplier limitations it will take approximately four months to complete the total work.

The letters need to be refurbished off site, which means that they will be removed temporarily. A temporary “Aberdeen” sign is being made that notes that the permanent sign is being repaired, and will be put up at each gate while it is being refurbished. The work will begin soon at Aberdeen 4; once completed sign repairs will follow at Aberdeen 1, 2 and then 3.

Christmas Decorations – After last year’s delays and other holiday decoration issues, a gate holiday decoration committee was formed to improve the look for 2017. The committee worked hard to create a plan and purchase the needed decorations. The decorations were put in place in November, and turned on the day after Thanksgiving. Overall, we were very pleased with the result, and received numerous compliments.

Accomplishments and lessons learned included:

- replacing indoor electrical cords with outdoor rated ones
- replacing inadequate storage techniques (plastic bags in people’s attics or side yards) with waterproof storage containers in a public storage facility
- discovering that the GFCI outlets at our gates, required to meet code, are a challenge. Even after replacing all GFCI’s (in some cases, multiple times) and trying lower voltage LED lights, the GFCI’s would often trip or fail outright. 2018 decorations will adjust to this issue.

2017 Christmas required a significant amount of work, but we learned a great deal. We are now positioned to have great looking decorations going forward.

Troubled Properties –Aberdeen has made significant progress in the last year regarding troubled properties (homes that had not been paying homeowner dues, and fell into disrepair). All are now occupied or getting ready for occupancy, and all are paying HOA dues.

- 1335 Fallsmeade is owned by a Wall Street backed company. It has undergone extensive repairs (new roof, new a/c units, new pool cage, appliances, resodding, etc.) and is finally ready for listing
- 1369 Forestedge was sold in November and we welcome the new neighbors to Aberdeen!
- 1264 Coverstone was sold in January, and the new owner is now maintaining the exterior while readying the house for occupancy.

Our receivables (late dues) are at their lowest level in memory, which has greatly benefited the financial means of our community. We are excited that the community has no foreclosed homes and therefore we will no longer include updates on this matter in our quarterly newsletters unless new issues arise.

Aberdeen’s trees – Aberdeen was built in a slash pine forest, but sadly these pines are at the end of their life expectancy. Many have died due to their advancing age combined with drought, wind damage

and attacks from pine beetles (Ips Engraver beetles). Most remaining slash pines are not overly healthy, as evidenced by how thin the pine needles are in comparison to a healthy pine.

The Aberdeen board's position is to encourage prompt removal of dead pines and replacement once a property's tree canopy starts to look bare.

Prompt removal - If one or more of your pine trees die, they can pose a danger to your home or that of a neighbor and can also spread pine beetles to neighboring trees if not removed promptly. Just be aware that **approval is required** from Aberdeen and Pinellas County. Fortunately, it's a simple process. A link to the Aberdeen exterior change form is below and [here](#) is a link to Pinellas County's.

Replacement may be required by Pinellas County and/or Aberdeen, but even if not required we are asking everyone (especially those homes that have lost pines) to please review their property and consider planting "specimen trees" (trees that enhance the look of the neighborhood), along with a tasteful mixing of colorful shrubs. – Aberdeen lots typically require at least 6 trees, and if required, replanting needs to come from the Pinellas County approved list. [Here](#) is a link to the list of landscaping tree options published by Pinellas County, including the expected height, type, etc.

Winter freeze / dead shrubs – In January we sustained hard freezes and numerous frosts that fully or partially damaged a lot of shrubs, both at our gates and in everyone's yards. The damaged shrubbery is adversely affecting the curb appeal of Aberdeen and will need to be addressed.

At our gates, damage was extensive, particularly among our dwarf and Maui Ixoras, Mammy Crotons, and Duranta Gold Mound bushes. Although some of these bushes might grow back eventually, the gates would look terrible in the short term so the board has decided that any bushes that turned completely brown due to the freeze will be replaced once all more frost threats are over.

We are asking every homeowner to address their own bushes that turned brown from the freeze, by trimming back the dead foliage or as appropriate by replacing such shrubs where highly visible. [Here](#) and [here](#) are links to expert guidelines for pruning shrubs damaged by frozen conditions, and [here](#) is a link for palms. In general, wait until new growth begins to show on your plants before cutting out the dead plant material. Once you see new sprouts you can remove any dead growth to just above the new sprouts. Palm Trees – if the center (heart) of the plant remained alive, you simply need to prune away the dead outer foliage.

When replacing shrubs, we highly recommend mixing colors (reds, yellows, different shades of green) and heights, rather than uniform rows of the same plant(s). It's also a perfect time to refresh mulch beds.

Let's all evaluate our landscaping and use the freeze as an opportunity to optimize Aberdeen's curb appeal!

ELW Community Association drainage project – The ELW Community Association has completed the massive one-time repair to drainage systems, and is now working on ongoing drainage maintenance planning.



Pressure Washing – The dry winter/spring months are the perfect time to make sure your roof, driveway, sidewalks and Miami Curbing are free of mildew.

The curbing in front of all our homes (between your driveway and grass and the street's asphalt) is called Miami Curbing. Each homeowner in Aberdeen is responsible for keeping his/her Miami Curb as clean as the sidewalk and driveway. Every one of us needs to pressure wash the Miami Curbing in front of our homes with a power sprayer whenever it gets significantly mildewed. If you don't have a

power sprayer you can hire a professional or borrow a neighbor's power sprayer. (If you do it yourself you will need to also use bleach.)

We have all seen the difference between a nicely pressure washed sidewalk and Miami Curb and those that are almost black from dirt and mold buildup. Real estate agents tell us that clean Miami Curbs will significantly better the look of Aberdeen.

Mailbox Lampposts – If your lamppost light is not functioning properly (either flickering on and off, staying on during the day, or not working at all), please try resetting the circuit breaker first. Some of the lamppost lights recently repaired by an electrician could have been made to work properly again by a simple circuit breaker reset. If the light is still not working, report such lighting issues right away by emailing Rick Limbert of Management & Associates at RLimbert@mgmt-assoc.com.

Most light issues are due to bad light bulbs or photo electric cells and are Aberdeen HOA's responsibility. Infrequently, the issue will be the power supply from the home, which is the homeowner's responsibility. If such an issue is found, the homeowner will be notified and can either let Aberdeen's electrician handle it (at homeowner's expense) or pick any electrician of its choosing.

Your mailbox light is a safety issue for community residents, so let's get 100% of our lights working correctly!

Exterior Change Requests & Key Documents – IMPORTANT REMINDER This is a reminder that **any changes** you wish to make to the exterior of your home – new paint color, re-roofing, pavers, fences, tree removal, or other landscaping changes (other than simple replacement with the same plant type) – **must be approved in writing** by Aberdeen's Architectural Review Committee. This approval process is in place to ensure that the increasingly valuable "look and feel" of Aberdeen is maintained.

If you have a change you would like to make to the exterior of your residence, please contact Management & Associates at 813-433-2010 for an application, or obtain the [form](#) from our website, www.AberdeenELW.com and [email](#) back the completed form.

The Board also wishes to remind everyone that Aberdeen is a deed restricted community. Aberdeen's deeded rules and covenants may be found in two documents – the Amended Declaration of Covenants and the Community Development Code (formerly referred to as the "Architectural Control Manual").

Both of these documents may be found in the Community Documents area of our website, www.AberdeenELW.com. All key Aberdeen documents are available at our website.

If you do receive a violation notice, please understand that we are striving to maintain the standards of our community. Please give the violation your immediate positive attention. Also, be sure to inform Management & Associates IN WRITING once the violation has been resolved.

Two issues deserve particular mention – portable basketball hoops and solar panels. **Portable basketball hoops** - We have seen an increase in portable basketball hoops (ones that have attached wheels allowing it to be moved). Please be aware that such portable basketball hoops are not allowed to be kept outside overnight, and if you have one it needs to be put inside one's garage at night or kept out of sight.

Solar panels – Your board in November approved an application for solar panels, based on the applicant's assurances that the panels would be placed in locations that were not visible from the street. Under Florida law (statute 163.04), an HOA may not deny solar systems but may determine the specific location on the roof (within 45 degrees of due south), which is what our approval did. Unfortunately, when the panels were installed, a number of panels were on the front of the roof, facing east and extremely visible from the street.

We alerted the homeowner that the solar panels were not placed in the approved location. The homeowner told us that the solar company informed them that some solar panels needed to be in front in order for the system to work as designed, and the homeowner acquiesced (without getting HOA approval). The homeowner is now upset how the solar panels are affecting the appearance and value of their house, the system is still not operational, and they advised us they are suing the solar company. We are awaiting the outcome of this action.

Be Good Neighbors – We ask everyone to be a good neighbor and keep Aberdeen a special place. Obey our documents, traffic laws, be respectful, become friendly with your neighbors and again, remember we're a deed restricted community.

Other reminders –

- **Key contact info –**
 - **Work orders:** call Rick Limbert at Management & Associates (813-433-2001) or [email](#) him to open a work order on any outdoor repairs (e.g. mailbox light or mailbox repairs). By the way, please **do not** attempt your own repairs since our mailbox lights require a very specific high pressure sodium bulb, and using the wrong bulb can damage the fixture.
 - **Exterior change requests:** Call Sara Brandt at 813-433-2010 for an application or go to our web site.
- **Vehicles / boats** – Vehicles must be parked in driveways and not on the grass or blocking sidewalks. Boats are not allowed to be parked outside overnight (must be stored in the garage).
- **Slow down** – We recently had stop lines painted on most of Aberdeen's roads at each stop sign to make the stop signs more obvious, because a number of Aberdeen residents had reported that some of us drive through Aberdeen way too fast and don't come to a full stop at stop signs. Speed limits and stop signs are there for the safety of our children, pets, and neighbors, so

please respect them. If you notice anyone who is not coming to a full stop, please report the plate to Pinellas County Sheriff's Office.

- **Mark your calendars** - and try to attend:
 - **Annual Meeting:** Will be held on Tuesday, April 24, 2018, at 7:00 pm at East Lake Woodlands Country Club. Please arrive at 6:30 for registration and voting procedures.
 - **Monthly board meetings** – these are held the second Monday of each month at 5:00 PM, at Eastlake Woodlands Country Club. Aberdeen home owners are always welcome! Note: For April, the monthly board meeting will be replaced by the annual meeting.

In closing, we again want you to know that your board works hard on your behalf. We take our job seriously and try to do what is best for the community. This year's board elections have considerable import, please consider joining the board. Caring, hardworking participation is critical for the vitality of our community.

Sincerely,

Your Aberdeen HOA Board

**NOTICE OF INTENT FOR CANDIDACY
FOR THE
BOARD OF DIRECTORS OF
ABERDEEN HOMEOWNERS ASSOCIATION, INC.**

I, _____, hereby place my name in nomination as a candidate for the Board of Directors. I understand that I am responsible for the accuracy of the information contained in the Information Sheet. (Please type or print your name beneath your signature.)

Date: _____

(Signature)

(Print name here)

BIOGRAPHICAL INFORMATION: (Optional)