

ABERDEEN NEWSLETTER

December 2023

Annual Meeting

Our annual HOA meeting was held via zoom on November 14, 2023 and the minutes were posted to our website. The Board encourages everyone to access our website and read meeting minutes which will inform you of the issues being dealt with and decisions being made by the Board.

Finances

Colleen Hilton took over the position of Treasurer after the resignation of Peggy Call. Thank you, Peggy, for your service.

Colleen has spent approximately 100 hours using her professional experience as an accountant and auditor in reviewing prior procedures and rectifying them to bring Aberdeen HOA into alignment with Best Practices. Also, she has examined the trend of US inflation and the previous deficits and fees of the Aberdeen community. She has prepared documentation to provide additional transparency for Aberdeen homeowners and has made several recommendations for action going forward in order to ensure the Aberdeen community is in a healthy financial position.

Snow

A. Pursuant to Section 10.08.040(A), Murray City Ordinances it is unlawful to park, or leave a vehicle already parked, on any street within one hour of the commencement of snowfall and must remain off the street until completion of snow removal.

B. Unit owners are responsible for clearing their driveways. Anyone disabled or needing help is encouraged to reach out to the Board for assistance which will be readily provided.

C. Again this year, sidewalks will be cleared of snow by Board members Elzard and Steve with the HOA's two snowblowers which Steve Madsen stores at his own cost when winter is over, and also provides fuel for them. In the past, Eric and Dave have assisted with this service and hopefully will again this year. The Board would appreciate anyone wishing to become involved in the community help with projects starting this winter with clearing sidewalks and also the driveways of those needing assistance. If you can help, please contact Steve or Elzard and they will let you know what is needed.

- D. The Board has hired Landform to clear Lochlevan Lane of snow this winter.

Cameras

Two cameras were installed in August to record criminal activity in the community. One covers Lochlevan Lane and the other covers the cul-de-sac. Individuals have been seen canvassing cars and homes in the community and while cameras help, they are only a tool in keeping the community safe. Being alert and aware of your surroundings, along with knowing your neighbors is another way we can secure our safety and property.

Anyone who observes suspicious activity is requested to report it to a Board member and if the cameras hold evidence, the police will be contacted. Murray Police should be contacted immediately if a crime has occurred or is ongoing.

Utopia Fiber

After several delays, the installation of Utopia Fiber in our community is complete. Unit owners who wish to use this service can sign up by going on their website: <https://utopiafiber.com/sign-up/#/start> OR contact their customer service 801-613-3880.

Elections

Two Board positions expire at the end of 2023. Colleen Hilton and Cindy Christensen were elected to continue in their positions of Treasurer and Secretary, respectively. The HOA Board is comprised of Colleen and Cindy plus Steve Madsen as President, Alex Jones as Vice-President and Elzard Sikkema as Member-at-Large. Next year, the election portion of our annual meeting held in November will be conducted by Rachel from Welch Randall.

HOA fee increase

In order to meet our financial obligations in 2024 and avoid another deficit, HOA fees for everyone, including the Board, are increased. Effective February 1, 2024 the community's HOA fees will be \$105.00 and the Board's will be \$55.00.

Landscaping tip

It is beneficial for the leaves that fell after our fall cleanup to remain on the grass during winter. A good resource (<https://www.thespruce.com/water-management-programs>) regarding this issue states that leaves left on the grass to decompose provide a natural mulch and fertilize and enrich the soil by adding microbes. According to the USDA, fallen leaves also provide an insulating layer during the cold winter.

Mission Statement

The Board has drafted the following proposed Mission Statement and would like comments to be presented at the January board meeting: **Enhance every Aberdeen homeowner's home value by keeping our HOA community safe, well maintained, attractive, financially sound, and peaceful.**

Misc.

Many members of the community have expressed interest in being more involved and the best way to do that is to attend Board meetings. A variety of projects come up throughout the year which will provide interested homeowners the ability to take on a more active role. The 2024 Board meetings will be held on January 21 at 4:00 pm; April 21 at 4:00 pm; August 18 at 4:00 pm; and the annual meeting via Zoom on November 12 at 6:00 pm.

In an effort to create a smoother meeting experience for homeowners and Board members alike, any relevant documents will be emailed to the community prior to meetings.

You can access Aberdeen documents including but not limited to CC&Rs, Bylaws, and meeting minutes by going to the website listed below.

Contact Information

Board Members:

Steve Madsen	801-550-2324
Alex Jones	801-652-9937
Colleen Hilton	801-550-1537
Elzard Sikkema	801-664-5921
Cindy Christensen	801-712-5490

Aberdeen HOA Website

www.welchrandall.com/aberdeen.php

Welch Randall Agency

Rachel Christensen
rachel@welchrandall.com

Murray Police Dept.

Emergency	911
Non-emergency	801-840-4000