

ABERDEEN NEWSLETTER

INSIDE THIS ISSUE:

<i>Open Board Position</i>	1
<i>Snow Removal</i>	1
<i>Meet your Neighbor</i>	2
<i>Fall Clean-Up</i>	2
<i>Upcoming Meeting</i>	3
<i>President's Corner</i>	3
<i>Contact Information</i>	4
<i>Neighborhood News</i>	4

Snapshot

- Apply to be on the ballot for the open Board position
- Fall Clean-up in a couple of weeks
- Winter Meeting will be held on December 10th at 7:00 pm
- HOA Fees set to increase to \$75.00 / Month

OPEN BOARD POSITION

Kevin Barrett has decided not to run for re-election for his board position. He has volunteered his time for a number of years for our community and has even served two years as President of our Association. The entire community would like to express our gratitude to Kevin for his leadership over the years.

Kevin's decision creates an opening on the Board that will be filled at our annual meeting in December. Any member of our community is eligible for the position and the Board encourages anyone who is interested in serving to nominate themselves.

The board member position is a position that requires a majority of the votes during our annual meeting and comes with a 3-year term. All officer positions are elected amongst the five board members at our first meeting of the year in January.

In addition to a 3-year term, board members are required to attend monthly board meetings, communicate via email on a regular basis, and attend the Association meetings usually held every quarter.

New ideas and sound input from board members are vital to ensuring we remain on budget, enforce the CC&R's fairly, and maintain the appearance of our community. As a board member you would not only have a voice in the current events that face our community, but in planning for the future.

If you are interested in placing your name on the ballot for the general meeting in December, please send your name and contact information, along with a short bio and why you think you would make a good board member to Anne Elwood at elwood8387@msn.com or you can leave it on her doorstep at 5033 Riverside Drive. Please reply to Anne by November 20th. If you miss this deadline you will have to be nominated from the floor at the meeting in December.

After we have gathered the nominations, we will be mailing out the bios, election statements and voter proxy forms to every home. All homeowners will then be able to make their choice for board member via proxy form or in person at the meeting in December.

SNOW REMOVAL

Driveways and Sidewalks

The Board of the Aberdeen Homeowners Association wants to remind all homeowners that you, the homeowner, are responsible for removing snow and ice from your driveway and sidewalk within 24 hours of a snow or ice storm. This includes homes on corner lots also being responsible for sidewalks that extend along the side of their homes. We ask for your cooperation in making arrangements with your neighbors if you will be out of town to keep your driveway and sidewalks clear of snow and ice. We also invite anyone who may have a physical limitation making them unable to comply with this regulation to contact the board for help in making separate arrangements.

Lochlevan Lane

As always, the Association has contracted for a crew to plow the street on Lochlevan Lane, as this is a private street not maintained by the city.

MEET YOUR NEIGHBOR

**Josh, Megan, & Mason
Roberts
4956 S Riverside Drive**

Josh, Megan, & Mason Roberts:

Josh and Megan Roberts live at 4956 S Riverside Drive. They have lived in the Aberdeen community for 3 years. Although they were both born in Utah, only Josh has lived in the Beehive state for most of his life. Megan was raised in the San Francisco Bay area and moved back to Utah at age 20 to attend college at Dixie State in St. George. Josh first attended Snow College, pitching for the baseball team, before he went on a 2 year mission in Nebraska. It was when he returned from his mission and started attending Dixie State College that he first met Megan. They were married a short time later in August of 2004.

The couple is now responsible for the newest addition to our community: Mason. Mason was born 3 1/2 months ago and is keeping the proud parents pretty busy. When they aren't enjoying spending time with their son, Megan likes to compete in triathlons and hike with Josh. They also both have active careers. Josh works for PSS (Physicians Sales and Service) and Megan has worked as a personal trainer and hiking guide since she was 18 years old.

If they aren't outdoors or at work, chances are pretty good you can catch them eating their favorite ice cream...for Megan it is Chocolate Hazelnut Gelato and for Josh it is Rocky Road. We will have to wait for a little while to see what flavor Mason goes for.

Next time you see Josh, Megan, Mason, or their black Labrador and border collie mix, Tia, say "hi" to some great members of our community.



FALL CLEAN-UP

In our landscaping contract with A Cut Above, the board attempted to avoid some problems we had last year with fall clean-up. We set forth two specific dates for our fall clean-up to avoid running into snowstorms that caused leaves to be on the ground for far too long last year. We also added an additional clean-up to help areas that have a lot of leaves falling.

The first date for fall clean-up has already come and gone (October 15). On that date, the A Cut Above crew winterized our sprinkler system and did an initial clean up of leaves around the community.

The second date for fall clean-up, as set forth in our contract, is November 15th. Look for A Cut Above to be around our community in the next couple of weeks to complete our landscaping clean-up.



UPCOMING MEETING

The Annual Meeting for the Aberdeen Homeowners Association will be held:

Thursday, December 10th

7:00 pm

Murray City Library

166 East 5300 South

Murray, UT 84107

The main focus of the meeting will be the election of a new board member, budget / dues issues, and general questions / concerns.

PRESIDENT'S CORNER

I certainly hope everyone had a Happy Halloween. Our neighborhood seemed to do pretty well with a handful of "trick-or-treaters" and not a lot of adolescent, or adult for that matter, mischief.

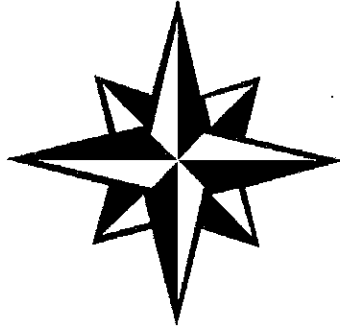
As the end of the year comes upon us, the Board has the difficult task of preparing a budget for FY 2010. The task begins with analyzing our budget from 2009 and, with the help of the Welch Agency, looking for areas that need to be adjusted. This year we came to the unpleasant conclusion that our community, for the first time in its existence, needs to raise our HOA dues.

This is not something that the Board takes lightly and it is certainly something that we tried to avoid. Unfortunately, we found no other way of keeping our community on budget other than raising our HOA fees.

To give you a little perspective, Brian Morris of the Welch Agency manages a number of communities in the Salt Lake Valley and he claims that we are the only Homeowners Association he has ever seen that has been able to keep the HOA dues from increasing for 6 years. He also said that it is not uncommon for associations to increase their dues yearly by up to 10%, certainly not something our community wants to do. It was a great accomplishment on the part of the Board, the Welch Agency, and the homeowners who paid their dues on time to not raise fees for 6 years, but the time has finally come.

Our community is still in solid financial shape overall, but over the past few years the costs associated with running our community have increased every year while our dues remained the same. To keep our dues low, the HOA has switched banks to avoid banking fees, used some interest off of CD's to help in negating cost increases, and decreased the monthly deposit into our reserve account. Unfortunately, it is clear that these measures are no longer enough to keep our community on track.

The single biggest expense to our community is landscaping services. These costs alone account for approximately half of our budget for FY2010. The Board will continue to shop for the best bid when it comes time for landscaping contracts next year, but we can be sure that the costs will be higher in 2010 than they were in 2009.



Another contributing factor to the increase in dues is that our community is getting older. This fact has led to an increase in sprinkler repair costs of almost \$1500 per year compared to a couple of years ago. As our system ages, more sprinkler lines, heads, and controls will need to be replaced, increasing the strain on our budget.

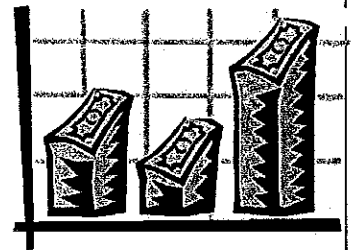
As it ages, our community has also seen the need for increased maintenance on the large tree near the mailboxes, drainage systems, fire lanes, fences, and the water reservoir area on Riverside. These are all areas that must now be accounted for in the budget process that a few years ago were not required.

The Board also feels it is necessary to get back on track with our reserve account. This account is money that is being set aside for large projects that are years away for our community. For example, the HOA is responsible for the outside perimeter fencing in the community, and one day that will need to be replaced. The HOA is also responsible for Lochlevan Lane which will one day need to be repaved. These are large projects that require our community to save for them ahead of time to avoid special assessments at the time of service. If we did not increase our dues now, we would be almost \$1000 short in our reserve account next year.

It is a regrettable reality that the time has come for our HOA dues to increase. Effective January 1st, 2010, all homeowners will be responsible for paying the increased HOA Fee of \$75.00 per month or \$900.00 per year to the Association. This represents a 7.7% increase in our dues that is well under the 10% increase allowable by the Board in the CC&R's. It is the sincere hope of the Board that, with this increase in dues, our community will be sustainable financially and avoid raising HOA fees for a number of years to come.

We plan on mailing out a more detailed version of the budget with the mailing for the upcoming annual meeting. Look for it in your mailboxes in a couple of weeks.

Matthew Kalouner
Kalouner@onebox.com



CONTACT INFORMATION

Welch Agency

Brian Morris Phone: 801-399-5883
Email: brian@welchrandall.com
Mail: 5300 S Adams Ave Pkwy #8
Ogden, UT 84405

Aberdeen HOA Website

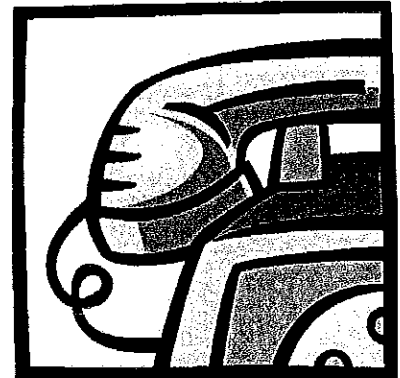
www.welchagency.com
Click on "For HOA's"
Click on "Aberdeen"

Murray City Utilities

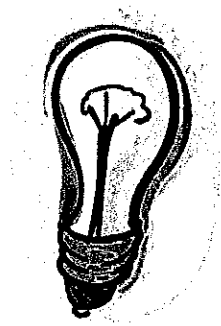
Power: 801-264-9669
Water / Sewer: 801-270-2440
Garbage / Recycle: 801-280-8200
After Hours Emergency: 801-264-9669

Murray Police

Emergency: Dial 911
Non-Emergency: 801-840-4000



Website:
www.welchagency.com



NEIGHBORHOOD NEWS

Neighborhood Watch

Over the past few months our neighborhood has experienced two "break-ins" to vehicles parked on the street overnight. Please keep your eyes out for suspicious activity and report it to the police if you feel it is warranted. The board also offers these suggestions for keeping crime out of our community:

1. Park your vehicles in your driveway when possible
2. Keep your outside lights on throughout the night to keep our community well lit

Email Database

A quick reminder that you may still join the HOA email database by sending a brief note stating your wish to join the Aberdeen email database to brian@welchrandall.com.

By joining the database you will be "in the loop" as to the most timely information from the HOA regarding landscaping, regulations, and other timely information.