

ABERDEEN NEWSLETTER

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Snapshot

- Neighbors keep an eye on the neighborhood
- Policy Reminders
- The Board starts a new email list to keep homeowners informed
- Sprinklers water four times per week to help conserve water



NEIGHBORHOOD WATCH

The Murray Police Department does an excellent job of keeping our city safe, but as a community we can help by acting as an extra set of eyes and ears.

As homeowners, nobody knows our neighborhood better than we do. We know what "doesn't look right" at a neighbor's house, or what car shouldn't be sitting idle on our street. And it is up to us to report any behavior that we feel is suspicious to the police.

Some things to keep in mind:

- A car parked for an extended period of time on our street could be a stolen vehicle that has been abandoned.
- The Jordan River Parkway on the west side of our community closes at 11:00 pm and any activity in the park after hours is probably suspicious.

- Cars that sit idle, or drive by very slowly, for extended periods of time constitute suspicious activity.
- Multiple cars that conduct drive-by meetings that take a matter of minutes are usually involved in illegal drug activities.
- It is always a good idea to exchange phone numbers with your neighbor, or a person you trust in the community, to let them know if you will be out of town for an extended period of time.

Thankfully, our community has not had to deal with many of these issues and hopefully we won't any time soon. In the meantime, get to know your neighbors, keep your eyes and ears open, and help our community stay safe by reporting any suspicious activity to the non-emergency police number:

801-840-4000

If you feel you have an emergency dial 9-1-1

POLICY REMINDERS

The Board of the Aberdeen Homeowners' Association wants to remind all homeowners of the following policies:

Pets

- Please pick up after your pet at all times.
- Also, please do not let your pet roam onto front porches or front bushes to relieve themselves. This has led to an unpleasant odor and complaints from homeowners.

Architectural Review Committee

Remember to submit plans for changes to your property to the Architectural Review Committee *before* beginning any projects.

MEET YOUR NEIGHBOR

Kristopher Lundstrom
539 W Riverside Drive

Kristopher Lundstrom:

Although Kristopher was born and raised in Salt Lake City, he spent 7 years living in Georgia and Mississippi while on active duty for the US Army. After leaving active duty, Kristopher returned to Utah and served in the National Guard. He moved into the Aberdeen community about 5 years ago.

He recently graduated with a Bachelor's Degree majoring in economics and business from the University of Utah. Go Utes! He plans to go back to school next year to work toward a Master's Degree. Currently, he works in auditing for Intermountain Healthcare and enjoys his one mile commute to the new Intermountain Medical Center.

When he isn't at work, Kristopher enjoys trail running and mountain biking. He can also often be seen walking his dog Elijah around the neighborhood. He is always willing to socialize with his neighbors and looks forward to meeting more homeowners throughout the community.

STAY INFORMED—EMAIL LIST

The Welch Agency has a new mailing address.

New Address:

Welch Agency
5300 S Adams Ave Pkwy
#8
Ogden, UT 84405

As we continue to try to improve communication within our community, the Board of the Aberdeen Homeowners' Association is creating an email database. This database would be used to disseminate information to the homeowners in a quick and timely format.

This database would not replace the quarterly newsletters or meeting notices that are mailed to your house, but instead provide yet another method of communication to ensure you receive the latest information about the happenings in our community. This database would not be used to share emails with outside groups. It would remain under the control of the Aberdeen HOA or the Welch Agency.

A perfect example of when we could have used this email database occurred in the middle of August. A Cut Above informed the Board that they would be trimming bushes and shrubs on a certain date. The Board distributed flyers to homeowners with instructions on how to participate, or "opt out" of the trimming.

During the trimming process one of the landscapers dislodged a hornet nest and was stung repeatedly. He had an allergic reaction and was taken to the hospital. He ended up being okay, but our shrubs and bushes were not trimmed until the following day.

This meant that many homeowners who wanted to "opt out" of the trimming had their yards trimmed anyway. All because we did not have a quicker way of conveying this information to our homeowners.

The Board will continue to do our best to get you the most timely information regarding our community through mailings, newsletters, and updates to the Welch Agency website, but this email database will add yet another tool to improve communication and prevent mishaps.

If you wish to be added to the email list please email Brian Morris at the Welch Agency

brian@welchrandall.com

with your email address and a brief statement saying that you would like to be included in the Aberdeen HOA email database.

Thanks for wanting to stay informed.

PRESIDENT'S CORNER

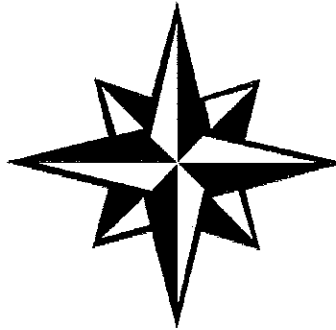
Although back to school season is upon us, I still think of it as summertime. It is hard not to think of it as summertime when we are still having 90 + degrees of heat.

We had just such a hot day for our summer meeting and barbeque on August 1st. I would like to thank all of the homeowners who were in attendance for their participation and for bringing such great side dishes. We truly had a summer feast on our hands and we got a little business done as well.

The Board has been staying busy addressing requests for the Architectural Review Committee, completing some small upkeep projects for the community, and addressing financial matters.

One issue that will be affecting the community finances in the near future, as it was not in the proposed budget, is the pruning of the large cottonwood tree near the mailboxes. This tree has been subjected to some pretty severe

weather this spring and summer and a few branches have succumbed to the high winds. The Board is concerned that a large branch could fall onto the fence, a parked car, or the apartment offices.



To avoid this liability we reviewed bids from a number of tree experts. Some of the experts recommended removing the entire tree, but that is not what the Board wanted to do as that tree is a great asset to our community. Instead, we contacted a certified Arborist to prune the tree and help to stabilize it. This will improve the beauty and health of the tree while making it safer to people and property. Look for the pruning to take place in the next couple of weeks.

Enjoy the rest of your summer.

Matthew Kalouner
Kalouner@onebox.com

SUMMER BBQ MEETING MINUTES

The Aberdeen HOA held a community meeting and summer BBQ in the community on August 1, 2009. We had approximately 14 homes (25 people) in attendance, or about 35% of our total membership. The meeting lasted approximately 30 minutes and was followed by hot dogs, hamburgers, great side dishes, and games. The event lasted until sundown.

Below is a summary of the Items discussed during meeting.

- Neighborhood Watch Board attended a combined neighborhood watch meeting with Hunter's Woods Apartments (see article in this newsletter for tips)
- Landscaping Trees planted in the back of Riverside / Lochlevan homes will be addressed on a case-by-case basis and financed by individual homeowners
- Finances Community looks good financially
- Landscaping Sprinklers and a review of A Cut Above were discussed

The Aberdeen Board thanks all those who were in attendance and we encourage everyone to watch your mailboxes for a notice for the next meeting.



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

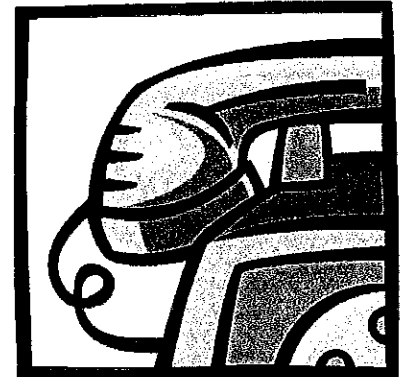
www.welchagency.com
Click on "For HOA's"
Click on "Aberdeen"

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

WATER WATER EVERYWHERE

Our community has had two issues dealing with water in the last few months so we want to give you some information about both of them.

1. Street Flooding—A couple of months ago, after a severe thunderstorm in which we received over an inch of rain in just under an hour, Riverside Drive and Lochlevan flooded. The water was a very upsetting sight to many homeowners, as it ran halfway up their driveways. Murray City was on scene and checked the two main drainage systems for our community.

The first drainage pipe drains the storm drains on the northern portion of Riverside Drive. The second drainage pipe drains the pond area on the east side of the southern portion of Riverside Drive. Both drain pipes empty into the Jordan River Parkway.

Murray City stated that our drainage systems were operating normally, but were overloaded with water. We later discovered that the overloading of our drainage systems was caused by the Hunter's Woods Apartments. They failed to open one of their drainage systems that they normally close off during the winter months. This caused their ponds to overflow and trickle down to our drainage system, thus overloading it.

Subsequent phone calls with Murray City and Hamlet Homes (the builders of our development) have confirmed that our drainage system was designed to handle, and is currently operating to, the standard set forth by local codes.

The Board will make it a point to contact Hunter's Woods Apartments each spring to verify that they have opened their drainage systems to avoid future problems.

2. Sprinklers—The Board has made many attempts to minimize water usage within our community, including reducing watering times so much that our lawns began to "burn out" at the beginning of the season. Currently, in consultation with A Cut Above, we are watering our lawns four times per week. We water on the following nights: Tuesday, Thursday, Saturday, and Sunday. During each watering cycle the sprinklers activate twice. This method trains our lawns to search for water which results in less total water being used throughout the week.