



Aberdeen Community Association

Annual Meeting, Tuesday, January 15, 2019

Shelby Twp Senior Center
Card Room
Shelby Township, MI 48316

7:00 pm



Agenda

- Roll Call
- Recruitment
- Lawn and Landscaping Maintenance
- Fountain Maintenance
- Snow Plowing
- Tree Removal
- Phragmites
- Mailboxes
- Aberdeen Web Site
- Budget Review and Planning
- Board Elections
- Adjourn



Roll Call

2018 Board Members

- Michelle Fante, President
- Kathleen Maiuri, Vice President
- Kassie Searle, Treasurer
- Katie Meller, Secretary
- David Lepore, Director-at-Large
- Mike Howat, Director-at-Large
- Sandy Sova, Director-at-Large
- Jill Salmeto, Director-at-Large
- John Duffy, Director-at-Large

2018 Newsletter Editor

- Kathy Krause



Recruitment

Departing/Stepping Down

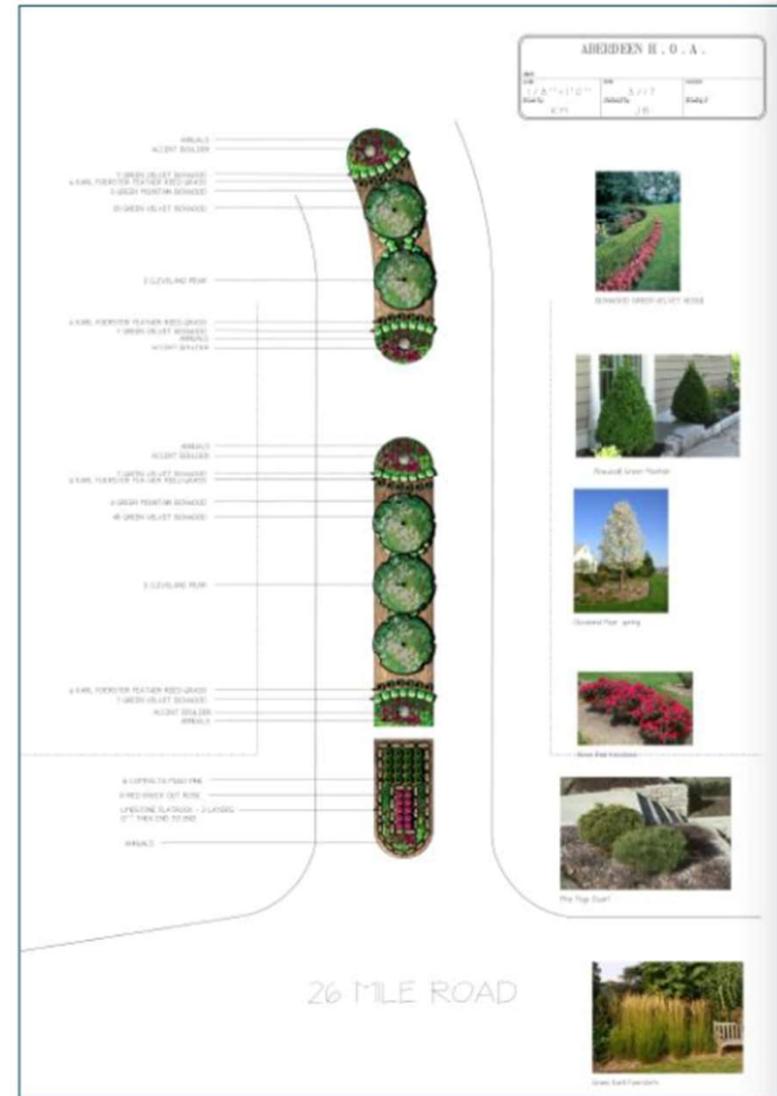
- Michelle Fante, President
- Kathleen Maiuri, Vice President
- Katie Meller, Secretary

Nominees



Lawn and Landscape Maintenance

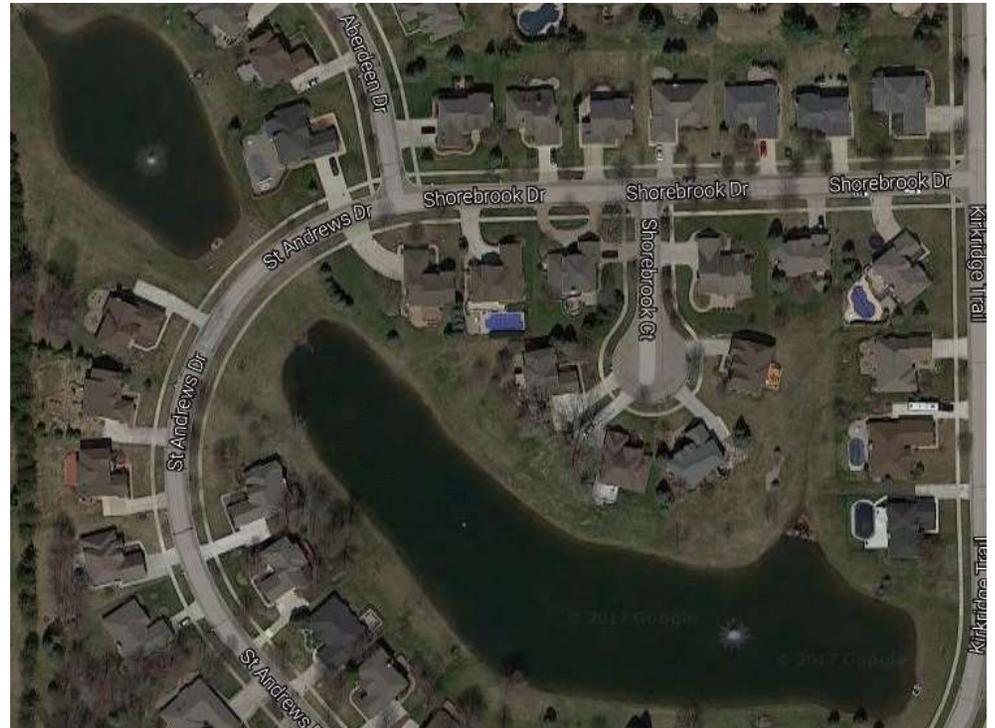
- Contracts bid out this year
- Front Entrance Redesign Bid and Completed
 - All sprinkler heads replaced





Fountain Maintenance

- Floats and light sets replaced for reduced maintenance. Lights are now LED
- Regular Maintenance completed
- Replaced old timers with Digital Timers





Snow Plowing

T&J LANDSCAPING & SNOW REMOVAL
Professional Lawn Care

AQUA SPRINKLER
Division of T&J Landscaping
35426 V. Ambleria • Ph (58

Ph (586) 790-3145 • Fax (586) 790-5640 • 1-888-77-T AND J
Licensed & Insured • email: tj_landscaping@yahoo.com • Established 1981

Date: 10/19/18 Customer #

ABERDEEN SUBDIVISION
26 & MOUND
SHELBY TWP., MI

Attention: DAVE Snow Maintenance Contract #

JAC MF SNOW REMOVAL PLOWING- SEASONAL \$5500.00
Service will begin with 1st snowfall of 2018 and last
Snowfall of 2019. Services begin at 1 1/2" of accumulation.
Includes; sidewalk of common area in front of ponds *all common diagrams*

JAC MF SALTING PRICING AS FOLLOWS; \$175 per
per request only *(subject to change)

JAC MF CALCIUM CHLORIDE; \$37.00
per request only *(subject to change)

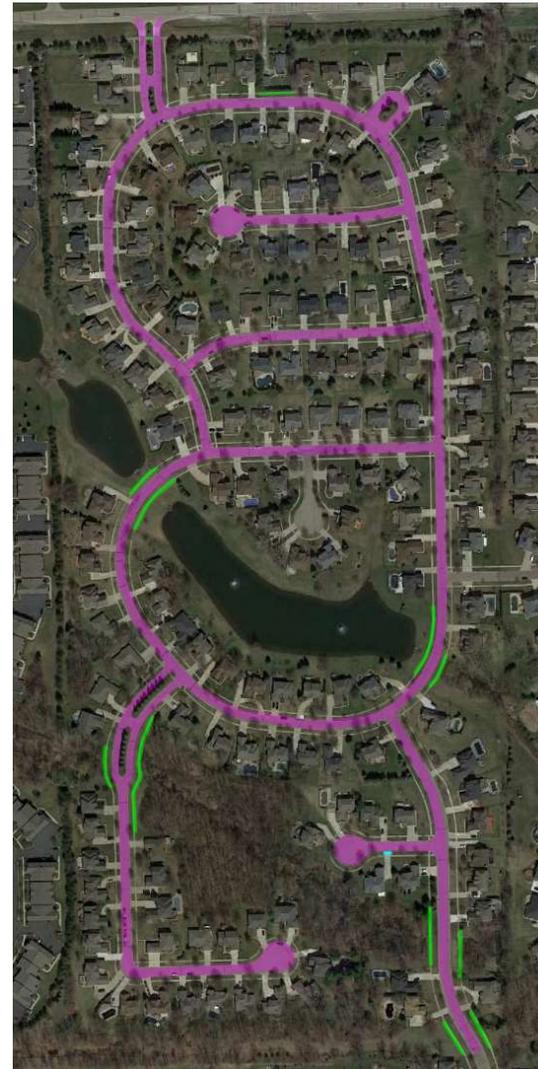
IT IS THE CUSTOMERS RESPONSIBILITY TO INSPECT THE PREMISES FOR HAZARDOUS CONDITIONS.
MELT/REFREEZE CONDITIONS. IT IS THE CUSTOMERS RESPONSIBILITY TO CALL THE CONTRACTOR

*A salt surcharge will be added based on increased market prices due to forecasted shortage. (if it applies to 20

Note: Please check or initial by services requested. Additional cost may be incurred based on descriptio
and beyond our normal operations. Drifting snow not included. No service will be provided without your
a minimum 3 day notice for cancellation or deviation of service.

If there is an emergency and you need to contact someone regarding snow removal, outside office hour
stating your concern to;

TOM@TANDJ.CO OR OFFICE@TANDJ.CO





Tree Removal

- Cleared and chipped several dead trees in common area
- Removed storm damaged trees from 26 Mile Road
- Plan to remove remaining dying pines from 26 Mile Road in 2019





Tree Removal

- Tree & Stump Removal
- Pruning
- Lot Clearing
- Large Tree Moving
- Landscaping
- Plant Health Care
- Construction Consultation

MT. VERNON TREE & LANDSCAPE



Serving the Tri-County Area Since 1982

8751 37 Mile Road
Romeo, MI 48065
(586) 752-7561 Phone & Fax
Licensed & Insured

TREE • LANDSCAPING CONTRACT

Name: Aberdeen Homeowners Assoc. Date: 4-11-18 No. 10728
 Address: _____ Estimator: John
 City: Rob SGL-206 3885 2p Work Site: _____
 Phone: Kathy 586-980-2926
Michelle 248-417-2965

DESCRIPTION OF WORK

6801 Chauti Ct.

Remove Maple logs & brush

Remove Elm logs

Remove 8" Ash log

\$ 800⁰⁰

Authorized Signature: _____ Date: _____
 Signed acceptance of this estimate constitutes a valid contract. Mail, call or fax in approval.
 Date Completed: 5-7-18 Total Amount: \$ 800⁰⁰

WHITE - Mt. Vernon Authorization YELLOW - Customer PINK - Mt. Vernon

will -> watch for invoice -> call

Proposal

BUDGET TREE SERVICE INC.

585 Quinto Lane
Leonard, MI 48867
Allen Jowell - Owner
(586) 781-3049

Aberdeen Homeowners Assoc. DATE: 4-4-18

Michelle Jantle PHONE: 248-417-2965

2nd House

5th St. City: _____ STATE: _____ ZIP: 48065

ESTIMATE NO. _____ DATE OF BIDS _____ JOB PHONE _____

Work to meet specifications and contractor fee

Remove 8" 10" Stump Damaged
Space TREES

Grind Stumps Remove All Stumps

\$3200⁰⁰

By: John

Approved:
Katie Jantle/Jill
Katie Jantle/David
Michelle

Homeowners must call Miss Dig at (800) 482-7171, prior to grinding stumps or any digging. It is the law.

This is your invoice and proposal, please retain for your records and mail payment within three days.

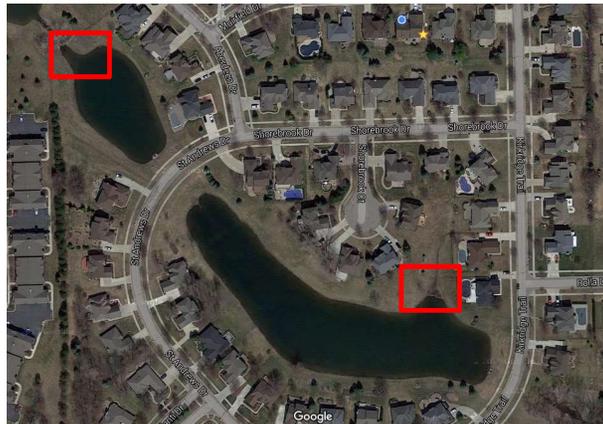
Late payments will be charged 15% after 10 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and we hereby accept. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____ Signature: _____



Phragmites



🌿 Phragmites treated in Fall 2018



Mailboxes

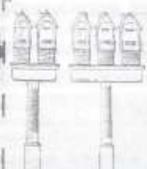
4. All permanent mailboxes erected within the subdivision shall be of uniform design. The location of each mailbox has been designated by the Shelby Township Post Office. (See Exhibit 'A' attached hereto and made a part hereof. The mailboxes will be two to a post, except where indicated on mailbox locator map, and shall be the design as drawn on Exhibit 'B' attached hereto and made a part of this amendment. The mailboxes shall not be installed until a minimum of seventy-five (75%) percent of the lots are homeowner occupied. The coordinating of the installation of mailboxes shall be handled by the Association. Each homeowner shall be assessed the cost of one mailbox. The mailbox shall be the responsibility of the homeowner to maintain.



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Aberdeen Mailboxes

This drawing was part of our original deed restriction documents. It was understood from the deed restrictions that ALL mailboxes were to be of uniform design. Since this was the design in the original papers it was agreed that the mailboxes would be constructed to match the drawing. Each household was assessed the cost of construction and installation of their mailbox. Over the years the weather (and sometimes accidents) have taken their toll on these mailboxes. Most residents have made repairs and maintained their mailboxes. If you are having difficulties doing the maintenance or repair, the following article should assist in helping you stay within the deed restrictions mandated for our community.



A careful evaluation of the mailboxes within the subdivision shows that many of them have become weathered and are in need of repair. Some mailboxes just need to be painted while others are in need of wood replacement. It is very important to uphold the appearance and esthetics of our subdivision in order to maintain our property values. Mailboxes that look weathered and worn send an undesirable perception of our community.

Aberdeen is fortunate to have a resident within our subdivision, Jeff Tangen, who has repaired and re-constructed many mailboxes within the subdivision. Jeff is willing to continue these repairs for our homeowners (see repair pricing below).

"Do-it-yourself"? It is important that all repairs must be consistent with the original mailbox. This includes color, design and wood/composite material. The paint color and code is pictured below and can be found at Home Depot. The association will continue to monitor the mailboxes over the next several months and will notify any residence where the mailbox needs attention and is not being addressed.

The Aberdeen Board and subdivision at large, appreciate your attention to this matter.

Jeff Tangen Quotes			BEHR Base 5011 DP-507 Tucson White DP 275713212041	Wooden Graphics	
Type of repair	Per Box	Entire structure (2 Boxes)		Type of repair	Per
Replace rotted base and repair entire structure...seal with primer and caulk	400	\$200		Replace entire mailbox with Azak composite includes: paper chute, metal box & address	400
Replace rotted base and repair entire structure and replace metal box due to broken door	400	900 for 1 broken metal box 1200 for 2 broken metal boxes		**prices reflect a minimum order of 6 mailboxes. **	

If interested contact: Jeff Tangen at 586-677-5882 or jtang48316@yahoo.com

If interested contact: Rob Boggs rboggs123@comcast.net 313-319-9625

TREE TRIMMING BY SIDEWALKS

The trees in our subdivision have really had a growth spurt this year. They are looking very majestic and adding to the beauty of our community. However, many have low-lying branches that make it almost impossible to walk on the sidewalks without ducking. If you notice that your trees need trimming, please take down the lower branches so residents can walk without fear of a "tree attack"!





Aberdeen Web Site



[Home](#) [Announcements](#) [Resource Center](#) [Meeting Minutes](#) [Calendar](#) [Financials](#) [Directory](#) ↓
[Neighbor-to-Neighbor](#) [Contact Us](#)

<http://aberdeensub.com/>



Enforcement

• Aberdeen governance is codified in two documents:

1. By-Laws
2. Declaration of Restrictions

• Adherence and enforcement is the expressed duty of the Aberdeen Community Association

• Board is unanimous in fulfilling that duty

• Secured services of HAO and Real Estate Attorney

