

ABERDEEN

COMMUNITY ASSOCIATION, INC.

- You are now a part of a community association of 55 homeowners. A membership meeting is held annually and you will receive official notification prior to this meeting. Board meetings are held throughout the year and homeowners are welcome to attend.
- **Mandatory quarterly assessments are due on the first of the following months: January, April, July and October each year.** Please contact management if you need a coupon book as one can be provided for a charge. You should receive official notification each December regarding the assessment for the upcoming year. If you do not receive an assessment notice including payment coupons, please contact management prior to the end of the year.
- The McNeil Management Homeowner Portal is available at www.mcneilmsi.com. Please register your account to gain access to perform the complete management of your Association owner account including your dues, property/alteration requests, notification history, enforcement requests, community forms, and other related communications.
- This is a deed restricted community, so please make yourself aware of the restrictions. **Please also be aware that any changes you wish to make to your property, landscape or home exterior must be pre-approved in writing by the architectural committee.** You may obtain an alteration application form on the website.
- It is each **homeowner's responsibility to update the association regarding any change in contact information**, i.e. new telephone number, new mailing address, name change, etc. A change of address/contact information form is available on the website. **Please note there is only one Address of Record per lot.**
- If you plan to lease your property, **Leasing must be approved in writing by the Association. Please note that no lease shall be approved for a term of less than seven (7) months. No home may be leased more than two (2) times in a calendar year.** Please ensure tenants are provided copies of deed restrictions and understand their need to abide by them. As the owner, you are responsible for the actions of your tenants.
- If you contact your waste service provider, they will be able to provide you with current information about your scheduled trash, recycling and yard waste collection days. **Trash/recycle receptacles MUST be concealed from view at all times** except when placed at the curb on designated trash pick-up days.

McNeil Management Services, Inc.
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