

ABERDEEN

Living

Your guide to the good life

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APRIL 2017 • VOLUME 3 • ISSUE 4



Check out Pages 4-9



ABERDEEN Living

Your guide to the good life

Community Development District Board of Supervisors

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Facebook

Be sure to check us out on our Neighbors of Aberdeen St Johns Facebook page. On this site we will post event reminders, event changes, community news.

Just a reminder post as we continue to have lots of new neighbors move in and join our page! First - WELCOME to Aberdeen! Second - let's keep this friendly!

This Aberdeen neighborhood page is for sharing community information and updates for the Aberdeen community. This includes posts such as Amenity Center programs or activities, neighborhood and security issues, HOA & ARC questions/concerns, CDD meetings/updates, school/School Board updates, questions related to our neighborhood and lost pets.

For sale items and or goods/services and personal small business advertisements should **NOT** be posted here and will be removed. Please use Aberdeen Swip-Swap or Aberdeen Small Business for those types of posts. Thanks for your understanding!

Follow us on Facebook [AberdeenAmenityCenter](#) or on Twitter [@AberdeenCDD](#)



Meetings: Aberdeen Community Development District

The Board of Supervisors of the **Aberdeen Community Development District** will hold their regularly scheduled public meetings for **Fiscal Year 2017** at 4:00 p.m. at the Aberdeen Amenity Center, 110 Flower of Scotland Avenue, Saint Johns, Florida 32259 on the fourth Tuesday of each month as follows or otherwise noted:

April 25, 2017 @ 4:00 p.m.

Aberdeen has a website!

If you don't already know about this great site here is how to access it. Go to www.aberdeencdd.com. This site is the most convenient way for residents to keep in touch with what is going on in the community.

This site has information on:

- Calendar of Events
- Room Rental Application Forms
- CDD Budgets and Meeting Minutes
- And So Much More!

Publication Policy

The function of Aberdeen Living is to serve the entire community of Aberdeen.

Priority will be given to reporting news and activities of neighborhoods, community organizations and other news and events that directly affect the residents of the community developments. Second priority will be given to articles of general interest as space permits. Articles and photos must be received by the deadline date below and may be sent to amenitycenter@aberdeen.comcastbiz.net. Due to space limitation, all articles are subject to editing.

Letters of opinion must be signed, as well as brief and in good taste. Views expressed are those of the writer and do not express the viewpoint of the publisher or Aberdeen CDD.

Aberdeen Living's acceptance of advertising does not constitute an endorsement or approval of any product or services by the publisher or Aberdeen CDD. The publisher reserves the right to refuse advertising that does not meet the standards of the publication.

The publisher of Aberdeen Living agrees to indemnify and hold harmless the Aberdeen CDD from any claims asserted against or financial liabilities incurred by them arising from commercial content of this publication or anything contained in any advertising copy, including without limitation any claims of whatever nature asserted by advertisers or potential advertisers.

Aberdeen Living is published for the residents of Aberdeen. Aberdeen Living is a product of The Florida Times-Union.

Submit Your Stories

Contribute to your neighborhood magazine!

This newsletter is compiled for the Aberdeen communities by Aberdeen recreation and administration staff. If you'd like to offer content for publication, here's how::

Stories/Photography:

Send your articles and/or high-resolution JPEGs to: amenitycenter@aberdeen.comcastbiz.net. Articles must be submitted as Microsoft Word documents. All images must be submitted as attachments. Do not embed images into Word documents or into the body of an email.

May Deadlines:

Content: Monday, April 11
Advertising: Wednesday, April 13

About This Newsletter

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Do you have something for the newsletter?

Do you have an article that you would like to have in the newsletter?

If so, please contact Lauren Egleston lauren.egleston@vestaforyou.com and we will get your article submitted.

LIFEGUARDS WANTED

Swim season is just around the corner. Looking for energetic, responsible and dependable high school teens who are at least 16 year old or older to apply.

This is a great way to earn money to pay for gas, insurance or save for college books and miscellaneous expenses/wants.

Requirements are:

- Must be able to swim 500 meters, which is 10 laps or 20 lengths of pool using free style or breast stroke or combination of both.

- Be able to tread water for 2 minutes, legs only.

- Must pass the CPR, First Aid as well as the Lifeguard Training to be considered for employment.

- If considered for employment you must pass a Drug Test and Background Check

- Must bring a good attitude, good communication skills to interact with the residents and a smiling face to each and every shift you are scheduled to work.

Tentatively training classes are scheduled to run thru April. These are **two-day sessions** and it is mandatory you attend both days!

Specific dates and times will be sent out via email and through our website.

For any additional questions call the office at 217-0925 or email amenitycenter@abereen.comcastbiz.net

Looking forward to interviewing and meeting our teens in the community.

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CALENDAR OF EVENTS

APRIL 2017

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						<p>1</p> <p>9:00 10:00 AM G.O.Y.A. (AB Lot)</p> <p>9:00 10:00 AM Zumba</p>
<p>2</p>	<p>3</p> <p>Aberdeen Office Closed</p> <p>6:30 - 7:30 PM G.O.Y.A. (AB Parking Lot)</p>	<p>4</p> <p>10 AM - 12:00 PM Senior Women's Coffee Social</p> <p>6:00 - 8:00 PM Knowledge 4 College (See our ad, Page 11)</p> <p>6:30 - 7:30 PM G.O.Y.A. (AB Parking Lot)</p>	<p>5</p> <p>6:00 - 7:00 PM FUNctional Training</p> <p>6:00 - 7:00 PM G.O.Y.A. (AB Parking Lot)</p>	<p>6</p> <p>10:00 AM - 12:00 PM Men's Social Coffee Meeting</p> <p>6:30 - 7:30 PM G.O.Y.A. (AB Parking Lot)</p>	<p>7</p> <p>5:00 - 8:00 PM Food Truck Friday</p>	<p>8</p> <p>8:00 AM - 1:00 PM Community Garage Sale</p> <p>9:00 - 10:00 AM G.O.Y.A. (AB Parking Lot)</p> <p>9:00 10:00 AM Zumba</p>
<p>9</p> <p>2:00 PM Easter At Aberdeen</p>	<p>10</p> <p>6:00 - 7:30 PM Girl Scout Troop 1480</p> <p>6:30 - 7:30 PM G.O.Y.A. (AB Parking Lot)</p>	<p>11</p> <p>10 AM - 12:00 PM Senior Women's Coffee Social</p> <p>6:30 - 7:30 PM G.O.Y.A. (AB Parking Lot)</p>	<p>12</p> <p>6:00 - 7:00 PM FUNctional Training</p> <p>6:00 - 7:00 PM G.O.Y.A. (AB Parking Lot)</p>	<p>13</p> <p>10:00 AM - 12:00 PM Men's Social Coffee Meeting</p> <p>6:30 - 7:30 PM G.O.Y.A. (AB Parking Lot)</p> <p>7:00 - 8:30 PM Women's Craft Night Out</p>	<p>14</p>	<p>15</p> <p>9:00 - 10:00 AM G.O.Y.A. (AB Parking Lot)</p> <p>9:00 10:00 AM Zumba</p>
<p>16</p>	<p>17</p> <p>Aberdeen Office Closed</p> <p>6:30 - 7:30 PM G.O.Y.A. (AB Parking Lot)</p>	<p>18</p> <p>10 AM - 12 PM Senior Women's Coffee Social</p> <p>10 AM - 2 PM Dr. Horton Emerald Event</p> <p>6:00 - 7:30 PM G.O.Y.A.</p> <p>7:00 - 8:00 PM Teens of Aberdeen (Main Cabana)</p>	<p>19</p> <p>6:00 - 7:00 PM FUNctional Training</p> <p>6:00 - 7:00 PM G.O.Y.A. (AB Parking Lot)</p> <p>7:00 - 10:00 PM Wonderful Wine Wednesday</p>	<p>20</p> <p>10:00 AM - 12:00 PM Men's Social Coffee Meeting</p> <p>6:30 - 7:30 PM G.O.Y.A. (AB Parking Lot)</p>	<p>21</p> <p>5:00 - 8:00 PM Food Truck Friday</p>	<p>22</p> <p>9:00 - 10:00 AM G.O.Y.A. (AB Parking Lot)</p> <p>9:00 10:00 AM Zumba</p> <p>6:00 - 10:00 PM Social Hall - Balalong</p>
<p>23</p>	<p>24</p> <p>6:00 - 7:30 PM Girl Scout Troop 1480</p> <p>Aberdeen Office Closed</p> <p>6:30 - 7:30 PM G.O.Y.A. (ABParking Lot)</p>	<p>25</p> <p>10 AM - 12:00 PM Senior Women's Coffee Social</p> <p>4 PM - 6 PM Aberdeen CDD Meeting</p> <p>6:30 - 7:30 PM G.O.Y.A. (AB Parking Lot)</p>	<p>26</p> <p>6:00 - 7:00 PM FUNctional Training</p> <p>6:00 - 7:00 PM G.O.Y.A. (AB Parking Lot)</p>	<p>27</p> <p>10:00 AM - 12:00 PM Men's Social Coffee Meeting</p> <p>6:30 - 7:30 PM G.O.Y.A. (AB Parking Lot)</p>	<p>28</p>	<p>29</p> <p>9:00 - 10:00 AM G.O.Y.A. (AB Parking Lot)</p> <p>9:00 10:00 AM Zumba</p>
<p>30</p>						



ABERDEEN



Easter at Aberdeen

The Easter Bunny is coming to Aberdeen on April 9th. He is bringing his eggs, candy and getting ready for some fun! We will have 2 egg hunts that will be based on age groups. For the second year in a row we will have a special "Egg-Dive" for those that want to participate; swimming suits will be required of participants. Mark your calendars now for this Egg-cellent Easter Egg-strvaganza!! The fun starts at 2:00 p.m.

Egg Hunt Schedule

- Hatchlings (3 yr olds and younger) - 3:00-3:20
- Goslings (4-6 yr olds) - 3:30-3:50
- Webbers (those comfortable with water hunting) 4:00-4:20 & 4:30-4:50
- Quackers (7-10 yr olds) - 5:00-5:50

Community Garage Sale

Time to get cleaning and get rid of that lamp you have had since college or the mirror that just doesn't match your décor.

We will be having our Community Garage Sale on April 8th from 8:00-1:00 p.m.

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MLS #867274



St. Johns Forest - 105 Dumont Pl.
MLS# 862571 - \$467,900



St. Johns Forest - 1276 Matengo Cir.
MLS# 860001 - \$415,000



Cimarrone - 4600 W. Seneca Dr.
MLS# 865607 - \$449,900



St. Johns Golf - 1524 Drury Ct.
MLS# 841157 - \$435,000

THE GOLD STANDARD IN REAL ESTATE



Aberdeen's Upcoming Events

We have a bunch of exciting activities coming up this spring so mark your calendars now. We will have more information and details so stay posted to our newsletters, e-blasts, Facebook and Twitter.

April 4-6

Swim Lesson Registration

- April 4th - 9AM-12:00 PM – Amenity Center
- April 5th - 1-4:00 PM – Amenity Center
- April 6th - 4-6:00 PM – Amenity Center

April 8

Aberdeen Community Garage Sale

- Community Garage Sale 8AM-1:00 PM

April 9

Easter at Aberdeen

- DJ
- Easter Fun
- Eggs
- Games and much more
- Easter Bunny
- Food Trucks
- Kids Crafts

April 10

Swim Team Parent Meeting

- 7 PM – Main Pool Deck

April 18

Teens of Aberdeen Meeting

- 7 PM – Main Pool Deck

April 25

Swim Team Practices Start

- 4:30 PM – Main Pool Deck

May 26

Aloha Summer

- Food Trucks
- Dancing
- Prince Pele's Polynesian Review
- Music
- Luau Party

Other Great Upcoming Events

- Food Truck Fridays
- Wine Tastings
- Summer Swim Team
- Trivia Night
- Summer Swim Lessons



TEENS OF ABERDEEN



ALOHA SUMMER



SENIOR WOMEN'S COFFEE SOCIAL

Tuesday Morning at 10:00 am
Coffee will be provided and all of our Women of Aberdeen are welcome — hope to see you there!

SENIOR MEN'S COFFEE SOCIAL

Thursday Morning at 10:00 am
Coffee will be provided and all of our Senior Men of Aberdeen are welcome — hope to see you there!

See our event calendar on page 4 for exact dates.



APRIL FOOD TRUCK DATES


- April 7 Food Truck Friday
- April 21 Food Truck Friday

See website for the list of food trucks



WWW
WONDERFUL WINE WEDNESDAY
3rd Wednesday of the month
April 19
7:00 - 10:00p.m.
(Men and Women)

R.S.V.P. Susan Clarke via email: hsueclarke@comcast.net or Come join us at: 151 Scotland Yard Blvd.



Join Instructor Nancy Postiglione for **ZUMBA**
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WOMEN'S CRAFT NIGHT

Join us the 2nd Thursday of every month at the Clubhouse from 7-8 p.m. We will have materials for a craft, a short discussion geared towards women and fun every month. The cost is \$15 to participate. For more information, please feel free to contact Jennifer Lindner via the Facebook page Women's Craft Night - Aberdeen



FUNctional Training

Lindsay Sererance

Instructor/Personal Trainer
Wednesdays at 6:00 p.m.
\$6. Per person

Aberdeen Clubhouse

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St. Johns FL 32259

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Personal training is also available; group, small group and private. Please contact Lindsay for more information.

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Coordinating the sale, purchase of a new home

By Christy Redmer

Real Estate Broker Associate
at We Give Realty, LLC and
Aberdeen resident



With all of the new construction homes being built in the St. Johns area, including our own community of Aberdeen, I'd like to discuss an important topic that affects anyone looking to purchase a new construction home — how to coordinate the purchase of a new home with selling an existing home. Figuring out the timing of selling an existing home and signing the contract on a new construction home can be overwhelming. Here are a few options to consider:

As a real estate professional specializing in new construction home purchases, I would advise that the safest option would be to sell your existing home first and move into a rental before signing the contract on a new construction home. Then you have no contingencies. This way there is no chance that you won't be able to sell your existing home in time to be able to close on the newly built home and risk losing the new home (and the deposit you put down on it) because you were not able to sell in time. Being crunched to sell is not the best position to be in when you have intense pressure because the clock is ticking and your new home is almost finished being built, and it can force you to have to take a much lower offer than you needed just to sell it, not to mention the stress. Most new construction homes take about 7 to 8 months from contract signing to closing day, but this varies from builder to builder. We know of some builders in the area who take 6 or 7 months, and some

“As a real estate professional specializing in new construction home purchases, I would advise that the safest option would be to sell your existing home first and move into a rental before signing the contract on a new construction home. Then you have more contingencies.”

even take 12 months. Also something to keep in mind, building a new home is not an exact science, so the time that your new home should be ready is only an estimate, and many things can change during the building process that could push closing back. The builder typically can't give you an exact closing day until only approximately 2 or 3 weeks out from closing. Selling first is also very helpful because you know exactly how much new home you can afford. The downside to doing things this way is that while you are waiting for your home to sell, the builder may increase their prices, or the home site that you had your eye on could sell. Also many people do not want to have to live somewhere temporarily for 6 months or more while waiting for their new home to be built.

Another option that many people choose is to put their home up for sale just before seriously looking at new construction communities so it is already on the market. The builder's site agent always wants to know if you have an existing home to sell and if you do, they want to know if you have it listed yet. It is good when you can at least tell them it is already listed. When you find a community you love with a home site and floor plan that you just have to have, you can go ahead and sign the contract with it contingent on the sale of your home. This

way at least if your home doesn't sell in time, you will still get the deposit that you put down on the new home back, but sadly, you would lose the new home that you put your heart into customizing for you family, which is heartbreaking. But this is worst case scenario. If you have your existing home listed before signing the contract, at least the way the market is right now in our area, there really should be no problem for the vast majority of homes to sell before the typical 7 to 8 months it takes for the new home to be ready. You would need to talk to your listing agent about how long they think it should take to sell your home and they should be able to give you a pretty good idea. If all goes smoothly and your existing home sells before your new home is ready, many people pack everything up and put it in storage and move in with relatives or friends who live in the area for a few weeks or months until it's time to have closing on their new home. This option is a little more risky than the first, but from what I see with our customers, usually ends up working out fine.

The most risky option, but still the way some people choose to coordinate things, is to sign the contract on a new home and then put their existing home on the market after.

Continued on next page



Continued from previous page

Many times these people are confident that their home will sell very quickly and want to minimize or possibly negate altogether the amount of time they have to rent another place or stay somewhere temporarily between selling their existing home and moving into their new home. Sometimes doing things this way is actually not planned, but happens when a home buyer visits a new home community and just falls in love with a home site and home and decides to spontaneously sign the contract. I can't stress enough to make sure to put in the contract that the purchase is contingent on the sale of your existing home when going this route! Also, home buyers who do this need to get their existing home listed ASAP and let their listing agent know that they have already signed the contract on a new home and also let them know when the new home should be completed.

One other option I will mention, is that depending on the situation, some people financially are able to get approved for a mortgage on their new home without selling their existing home, and choose not to try to sell and instead rent it out after they move into their new home. Then they use it as an investment property until whenever they decide to sell it. This of course is ideal, but

most people are not in the position to be able to do this.

Take note, if you decide to purchase a spec (inventory or quick move-in) home from a builder, you cannot already have a home that you have to sell - in other words, you can't have the purchase contingent on selling your existing home. These homes are already in the process of being built or sometimes are already completed. Sometimes you can get a spec home for a very good price because the builder is more motivated to sell them. Depending on how far along in the building process a spec home is, sometimes you can still pick out all of your color and finish options. A nice thing with a spec is that closing may be a lot sooner since the home is already in process, if the home is already completed, closing can be as early as 30 to 45 days from contract signing. So another benefit of selling your existing home first, is that when looking at new communities, if you happen to see a spec home that you fall in love with, this option will be open to you.

Of course, the timing that you choose to sell your existing home and go ahead with purchasing a new construction home is totally up to you. Everyone has their own unique opinions, feelings, comfort levels, and specific situations that will determine how they will want to handle the moving

process. I just hope my insights and what I have observed with my new home customers will help you to make the best decision for you. I am happy to say that so far for every one of our customers, things have ended up coming together in the end and working out well for them to be able to move into their new homes.

Christy Redmer, Broker Associate

REALTOR, At Home with Diversity Certified, Certified New Home Specialist,

New Home Co-Broker Certified, Residential Construction Certified,

Certified Nocatee Agent, Shearwater Living Certified

We Give Realty, LLC 904-580-GIVE(4483) WeGiveRealty@gmail.com

Facebook.com/WeGiveRealty www.WeGiveRealty.com

We Give Realty is a family-run, independent real estate agency right here in St. Johns that specializes in helping people buy new construction homes. Christy would be more than happy to represent you in your new home purchase and will give you a 2% New Home Rebate when you purchase a new home using her - that's right, she will give you MOST of her commission!! We Give Realty's mission is to save people thousands and thousands of dollars when they purchase new construction homes! Feel free to contact Christy anytime.



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Tuesday, April 4th
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To Register:



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