

# The Voice of Yorkshire

WWW.YORKSHIREHOA.ORG

OCTOBER 2009

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## MESSAGE FROM YOUR PRESIDENT

Hello Neighbors! Welcome to Fall in the Yorkshire community. The weather is treating us kindly, the children are back in school and the neighborhood is beginning to show us its fall colors.

The Board of Directors has been working hard on your behalf and we'd like to highlight some of those efforts:

**Pool** - We had a very successful pool season and have made some notes on some improvements we'd like to see for next year including better drainage around the kiddie pool. We have invited bids from Pool Management companies and will analyze those proposals to see if a change is in order. The decision to go out for bid is based on best practices, not out of discontent with our current Pool Management Company.

**Grounds** - We've had a lot of activity in the Grounds committee this season. Many of you noticed and appreciated the common grounds clean up along Stephendale. As a result of a particularly strong wind storm, it was necessary to remove several downed trees from common areas. The committee has also sought many bids for the replacement of plantings that were decimated by the drought, as well as other improvements/maintenance, and the Board is assessing each proposal for necessity and timing of expenses. In regards to the picnic pavilion, we filed an insurance claim from vandalism that damaged the roof. The damaged portion of the roof was repaired,

but not to the Board's satisfaction. Hawthorne is helping us correct this situation and we hope that the final repair will be more acceptable. Other improvements to the pavilion are being considered as well - pressure washing, painting, fixing the picnic tables and bolting them to the concrete pad, etc.

**Website** - The website project has been a much more involved effort than we had anticipated, but the new design is up and running, although there is always room for continuous improvement and development. Please visit [www.yorkshirehoa.org](http://www.yorkshirehoa.org) to view the new look and features. Feel free to provide feedback and suggestions as to how we can make it a good communication tool for the community.

**Association Finances** - The newly formed Finance Committee along with the Treasurer and Board have been analyzing the Association Finances and making recommendations to better manage the community's money. The Treasurer reports that with the implementation of the committee's recommendations, we will be able to meet the annual budget. The creation of next year's budget is in progress. The Board has reviewed many requests for installment plans on late dues; many more this year dues to the economy than in the past. Recommendations and approvals are based on need, demonstration of effort, recommendations from legal/accounting, etc. Not all requests have been approved, but the approved payment plans have been successful with the majority. (continued on next page)

MESSAGE FROM YOUR  
PRESIDENT (CON'T.)

**Committees** – Many neighbors have expressed interest in volunteering their time to the HOA, but may not have the ability to devote much time. If that describes you, please note the many committees that could use your help.

**Finance Committee** – Reviews the association finances and makes recommendations on current expenditures and future strategies. Contact JM Scott .

**Pool Committee** – Assists in the oversight of the Pool Management Company and activities concerning the pool. Contact Monica Zeleznik .

**Tennis Committee** – Newly formed. Maintains and manages the list of homeowners with access to the courts. Makes recommendations and notes on the state of the courts. Contact Janice@yorkshirehoa.org.

**Grounds Committee** – Assists in the oversight of the Landscaping Company and makes recommendations for improvements/maintenance to the common grounds. Contact Keith Hawkins .

**Social Committee** – Plans and executes the social activities for the community. Contact Dawn Dodge .

**ARC Review Committee** – Reviews and approves ARC requests submitted by homeowners. Contact David Crook .

**Nominating Committee** – Tasked with managing the nominations for Board of Directors positions elected each year at the annual meeting. Contact David Crook.

Additionally, we'd also like to invite anyone with other talents/skills that could benefit the association to contact us with recommendations.

It has been a pleasure serving the community this season and we look forward to many more triumphs in the coming months!

- Dawn Dodge, *President*

## Upcoming Community Events

### Community Yard Sale Saturday, Oct. 17, 2009

Location: Participating Yorkshire Homes  
Clean out your garages, attics, storage closets, and kids' rooms and make a profit! The Yorkshire HOA will host a community wide Yard Sale.

### Fall BBQ Saturday, Oct 24, 2009

Time: 1:00PM - 4:00PM.

Location: Pool and Pavilion Area.

## New Yorkshire Website

The new Yorkshire HOA website is vastly superior to it's previous incarnation. Not only is it more appealing visually, but it includes intelligent enhancements that help the HOA Board of Directors interact more effectively with the community at large, while providing additional services to the residents.

Some of the features of this new website include:

- A more "marketing friendly" home page
- Pertinent Community PDF Documents such as;
  - Architectural Review Form
  - Community Covenants & Restrictions
  - Community By-Laws
  - And more...

## Garbage Trucks/ Environmental Concern

(Edited letter from a concerned Homeowner)

I'm sure you have noticed all the oil on all the streets in Yorkshire. This oil is coming from the Monday morning garbage trucks. I called 311 on Monday reported one of the trucks, which was truck #304. Also called the phone number on the side of the truck, which was 704.372.2323, number directly to the Sanitation Department. I spoke to the supervisor Shawn about the oil problem on Monday. I just called him again; he said they are working on repairing the oil leak on truck number 304. Since the oil leak problem is out of control in our neighborhood, I was hoping you could inform other residents of Yorkshire to watch all garage/recycle/yard items trucks. If there is a problem with a truck leaking oil, they need to get the truck

Let's Celebrate the Changing of the Seasons with Food, Fun and Neighbors! Join us for our annual Fall BBQ.

### Community Clean Up Saturday, Nov 7, 2009

Location: Meet at the Pool Parking Lot at 8:00AM to receive instructions and materials. Please join us in cleaning up the common areas. Also, if your child participates in a program that awards community service, we would be happy to provide documentation of the effort.

- An interactive forum for posting about;
  - Yard Sales/Classifieds
  - Community Social Activities
  - And more...
- A calendar for posting community events
- A "Committees" Page (i.e. Pool Committee, etc.)
- A "Directions" Page including Google™ Map

And so much more...

So, go check out our community's new website now at: [www.yorkshirehoa.org](http://www.yorkshirehoa.org)  
This new website is brought to you and maintained by the volunteer efforts of your Board led by David Crook. Thank you David!

number or the tag number, report it to 311 or call Shawn at 704.372.2323. When it rains, this oil is washed into our storm drains, then goes into the streams and lakes. This act is considered non point discharge, which hurts the lakes and streams. Not only does it hurt the streams/lakes, but it hurts wildlife. It really makes our neighborhood look bad!!

If the problem is not resolved in a short period of time by the sanitation dept, then people can call or email the Catawba Riverkeeper. His name is David Merryman, number is 704.679.9494 or email address is david@catawbariverkeeper.org .

All the trucks picking up garbage, recycled items or yard items need to be watched. There is way too much oil on our streets. So if there is any way you can notify the neighbors to watch these trucks please do so!!

# In Your Community

## CHICK-FIL-A NIGHT

The second Monday of every month is Chick-Fil-A night! Let them know you are with Yorkshire and Chick-Fil-A will do the rest.

Remember to thank the Chic-Fil-A manager and employees as well for graciously supporting our community. Thanks to Thomas Fortenberry for organizing this event.

## RIVER GATE ELEMENTARY BOOK DRIVE

**Thanks to everyone who donated books for the new River Gate Elementary School!**

You've made a loud statement that you want our neighborhood school to start off with a bang! Over 25 boxes of books were collected, and at least 8 of those came from Yorkshire residents. Teachers were given books to stock their classroom libraries. Books unsuitable for classroom use were sold at River Gate's Curriculum Night in early September. The proceeds amounting to \$110 will go to buy novel sets and/or more books for classroom use. Thanks again! If you have any questions about the project, feel free to contact Carmen Imes at [Carmen.imes@sim.org](mailto:Carmen.imes@sim.org).

## STEELE CREEK AREA PLAN

After attending the recent Charneck Public Input meeting for the Steele Creek Area plan, interested members of the community, including Board member Monica Zeleznik had an opportunity to review and comment some of the proposed plans for our area. Among many things, it was learned that wetlands have been officially identified in our neighborhood as well as flood zones which incorporate the location of our pavilion. In short, this just means to us is that we would be restricted for any future development in these areas. It is not anticipated that we would be developing in these areas, anyway.

Mecklenburg County Parks and Recreation has several Greenway trails planned including a few right here in the Steele Creek Area. Most directly affecting Yorkshire was the 15-year proposed plan to extend the Greenway Trail using Yorkshire's existing community trail which runs parallel to Polk Ditch (the stream that runs through our neighborhood). After discussions with the Greenway representative, it was learned that no tunnels or bridges are proposed to cross busy roads such a Tryon or Choate Circle. Further in conversation it was learned that they would like to extend the trail where it currently ends behind our tennis courts and somehow extend it to Lake Wiley Elementary. The logistics of this have not yet been worked out. This part of the plan has my attention. In order to extend to Lake Wiley, it would likely take a path near the property line of Yorkshire and Lions Gate thus opening up pedestrian traffic to the public bus system on South Tryon - which has both benefits and concerns. And since Yorkshire is currently zoned for River Gate Elementary, there is little benefit to gain access to this school. If you have input on this, now is the time to speak up (early in the plans) - please contact Monica Zeleznik [monica@yorkshirehoa.org](mailto:monica@yorkshirehoa.org).

## WHY DO YOU NEED ARCHITECTURAL APPROVAL?

According to the CCR's your Board has to tell you to 'remove' your improvement when no Architectural Request form has been filled out and presented to your (Architectural Review Committee) ARC. When you do complete the form and send it in, your ARC is given 30 days to respond. Although they try to respond faster remember they do have 30 days.

The CCR's are put in place in order to maintain home values within our neighborhood in general. Review of proposed improvements is intended to keep neighborhood improvement in compliance with the CCR's.

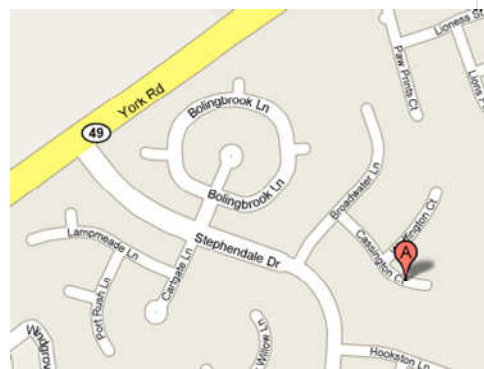
There are 26 different sets of By-laws in our neighborhood - so please understand that sometimes your neighbor is allowed to do something that you are not. It is not that you are not being allowed to do something that your neighbors are; they just may have different rules.

Your ARC is there to tell you "YES" if you comply with the rules and regulations. Help them help you and do not force them to be the "bad guys" by building something without the proper approval.

## WHERE IS IT?

Surprisingly, there are homeowners in the Yorkshire neighborhood that aren't acquainted with the whereabouts of the community pool. Although the pool season is drawing to a close, we thought we'd drop some cookie crumbs in case you were wondering. In addition to the pool, we also have tennis courts, a playground, a volleyball court and a picnic pavilion in the same area.

To reach the pool by road: From Stephendale, turn on to Broadwater then take the first right onto Cassington. The pool and other amenities are at the end of the cul du sac.



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for details.

**T A K E  
A C T I O N**  
**Join a Yorkshire HOA  
Committee today!**

For more information please  
contact a Board Member.

*(This space available.)*

Yorkshire Chick-fil-A Night  
Monday, Oct. 12, 2009

Community Yard Sale  
Saturday, Oct. 17, 2009

Fall BBQ  
Saturday, Oct 24, 2009

Community Clean Up  
Saturday, Nov 7, 2009