

**Yorkshire Downs Condominium Association (YDCA)**  
**September 2012**

**A Word From YDCA President:** We hope 2012 finds you and your families well. Unfortunately, recently there has been a series of events, crime/vandalism/public arguments, in the community that have resulted in disrespectful actions towards homeowners and their families. We would like to ask all homeowners and renters to be respectful to one another and your neighbors to allow our day to day lives to run smoothly. Rules and laws are put into place to ensure the safety and wellbeing of all community members.

**Quote:**

*While the spirit of neighborliness was important on the frontier because neighbors were so few, it is even more important now because our neighbors are so many. ~Lady Bird Johnson*

**School is Back in Session:** Please use caution when entering and exiting the community. Children are beginning to stand at the bus stops and walk to/from home. Please adhere to the speed limits and watch for children. Additionally, last year there were several reports of cars blocking homeowners in their parking spaces while waiting at the bus stops during inclement weather, please ensure we are being courteous to others.

**New Community Group Manager:** YDCA would like to welcome Ms. Melissa Haynes, new Yorkshire Downs community manager; Ms. Haynes has worked for Community Group for 10 years and joins us with a wealth of knowledge and history on our community. For all community issues, please direct questions to Ms. Haynes at 757-873-1800.

**Community Parking:** Please ensure that you are courteous to others when parking in visitor spaces. Each homeowner is assigned one parking space. Please do not park in visitor spaces for long periods of time.

**Letters to Homeowners:** If you have questions or concerns, please contact Ms. Haynes. The purpose of the letters is to ensure that the neighborhood continues to remain safe, in good working condition, ensures seasonal tasks are performed and continual maintenance is completed.

**Annual Meeting:** Once a date/time is set, information on the Annual Meeting will be mailed to homeowners.

**A Note About Yorkshire Downs Condominium Neighborhood:**

Your community has a homeowners' association (HOA). It consists of all of the property owners within the 120 unit complex which has common and individual interests. All deed owners of the units are members of the HOA. All renters or lessees of the property must comply with the rules set forth by the HOA.

The Community Group Management Company and the Board of Directors duties include (but not limited to):

- Enforcing provisions of the declaration, articles, bylaws and standing rules for the ownership and management of the development
- Paying taxes and assessments that are, or could become, a lien on the common area
- Contracting insurance on behalf of the association
- Contracting for goods or services for the common areas or for the association
- Delegating its powers to any committees, officers or employees of the association authorized by the governing documents
- Preparing budgets and financial statements for the association
- Formulating rules of operation for the common areas and facilities
- Conducting disciplinary proceedings against members of the association for violations of the rules

**\*\* We are always seeking volunteers, good leadership skills and skilled workers to maintain our neighborhood. If you would like to volunteer or pass on your information please contact Ms. Haynes.**

**YDCA ACHIEVEMENTS:**

- 1-Wood rot/painting is being accomplished building by building and on a worst case basis.
- 2-New signs are being installed for safety.
- 3-Additional lighting is being installed due to a recent security survey.
- 4-Drainage issues being resolved, we ask for your patience as we research the most cost effective method of resolution.

Best Regards,  
Yorkshire Downs Condominium Association Board of Directors