

# **YORKSHIRE COMMONS TOWNHOMES ASSOCIATION, INC.**

**Summer 2022**

## **HELLO YORKSHIRE COMMONS NEIGHBORS**

Over the past four years we have had many challenges when it comes to our homeowner's association at Yorkshire Common Townhomes. We moved management companies due to various reasons three times, that has really taken a toll on logistics and organization. Thankfully we have arrived at Balanced Bookkeeping, Kristie McKitterick and her team who are very organized and real experts in the field of HOA management. In the recent two years we have increased dues after performing a HOA reserve study that showed we were insufficient in savings. Things that are significantly challenging in our financial spending is issues like; snow clean up, landscaping, and dog waste pickup. We moved from Bearclaw landscaping last year, to TJP Landscaping and have noticed a financial savings and a better overall result. Over the past few years, the board has taken on large projects like; xeriscaping certain areas, green space improvements, asphalt sealing maintenance, and roofing repairs.

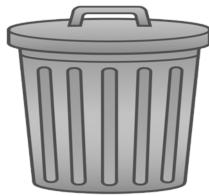
Recently the board noticed that green space areas are filled with dog waste, this is the second time in the past few years it has gotten to a point of the HOA having to be involved, this cost is unsustainable based on current dues. We recently saw all HOA insurance increase, at a rate of almost triple previous history with lack of sufficient coverage. We have previously encouraged owners to ensure they have an HO-6 insurance policy that will cover their own unit in case of emergency, we continue to remind owners to ensure adequate personal insurance. As time goes by it is hard to believe we are in our 4<sup>th</sup> year of existence at Yorkshire Common Townhomes, the lessons learned have been that as a small community we benefit from having active board members and residents. Projects and community challenges are better resolved with everyone's input. Recently we planted 3 trees in the green space common areas that were previously found dead and outside the developer warranty. We are working to improve green space common areas on a daily basis, and our HOA manager is holding our landscaper accountable for improvements. Please take a second to review the rules and regulations of our HOA, and take a look at our beautiful website that has been implemented by our awesome HOA management. <https://yorkshirecth.com/>

Jason Saenz—HOA President



## Trash Totes

Please make sure your trash tote is put away after your trash has been picked up. This keeps the wind from carrying your trash tote away. Also please make sure you label your trash tote so it does not get confused with your neighbors. All you need to do is place a piece of duct tape on your trash tote with your address on it.



Also note, the community speed limit is 10 MPH. Please contact Kristie if you know of a resident driving through the community at excessive speeds. We count on all residents to keep our community safe.



## Architectural Control Application

Like many community associations, we have an Architectural Control Application. Anything that is changed, on the outside of your unit requires approval of the Architectural Control Committee before doing any work on the unit.

For examples residents are not allowed to add or change: light fixtures, doors, storm doors, air conditioners, windows, garage doors, plant plants in common areas and add hooks for hanging decoration or plants without the permission of the association. The application can be found on the website at [yorkshireth.com](http://yorkshireth.com).

If you have any doubts about whether or not, you need to submit an application please call Kristie and ask before doing any changes to the outside of the building.



### Thunderstorm Safety – Avoiding a Lightning Strike

Warm weather usually means fun in the sun, but summer heat also can bring severe weather. Threatening thunderstorms often loom large on summer afternoons so it's important to be prepared for downpours and accompanying lightning, which can strike outdoors or indoors. Consider the following suggestions when planning both outdoor and indoor events this summer to reduce the risk of a lightning strike.

**Watch the weather.** Pay attention to your local weather forecast before participating in outdoor activities. If there's a chance of thunderstorms, consider rescheduling or moving events indoors. If that's not possible, have an emergency plan in place in case a severe storm rolls in and designate a sufficient nearby structure as an emergency shelter.

**Stay inside.** If severe thunderstorms are imminent, go indoors and wait until they pass. Safe, enclosed shelters include homes, schools, offices, shopping malls and vehicles with hard tops and closed windows. Open structures and spaces do not provide adequate protection.

**Duck and crouch.** If you're caught outside during a severe storm, it's important to crouch low on the ground, tuck your head and cover your ears to help protect yourself from harm. Do not lie down; lightning strikes can produce extremely strong electrical currents that run along the top of the ground, and laying horizontally increases electrocution risk.

**Turn off faucets.** During a thunderstorm, lightning can sometimes be conducted through the plumbing. Avoid any type of contact with running water, including bathing, showering, and washing your hands, dishes, or clothes.

**Turn off electronics.** All electrical appliances—televisions, computers, laptops, gaming systems, stoves, and more—that are plugged into an electrical outlet could carry a current from a lightning strike. Surge protectors will reduce the risk of damaging electronics.

**Stay away from windows.** Not only is lightning a threat, but high winds and hail create flying debris that could be harmful during a thunderstorm. Close all windows and doors and keep away from them.



**YORKSHIRE COMMONS  
TOWNHOME OWNERS  
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COLORADO SPRINGS, CO  
80936  
YORKSHIRETH.COM**

**BALANCED BOOKKEEPING &  
COMMUNITY ASSOCIATION  
MANAGEMENT  
COMMUNITY MANAGER:  
KRISTIE MCKITTERICK**

**P.O. Box 25696  
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### **Board Members:**

**President:**  
Jason Saenz

**Member at Large:**  
Mohit Kumar

**Treasurer:**  
Bailey Anderson

The Declaration of covenants, conditions, and restrictions of Yorkshire Commons Townhome Owners Association can be found at El Paso County. 217043985

HOA policies located on our website at:  
[www.yorkshireth.com](http://www.yorkshireth.com)

**YORKSHIRE COMMONS TOWNHOME ASSOCIATION, INC.**  
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Address Service Requested