

BARRINGTON NEWS

JANUARY 2002

In an attempt to keep the Barrington Park residents better informed of what is happening in our community, this news letter is provided on a monthly basis. Our format has changed to offer more explanation and perhaps even make our "monthly" easier and more enjoyable to read. Residents of Barrington Park are encouraged to submit questions or make suggestions as to what is included in this publication. Simply drop off your articles and/or questions at the office drop box. Please submit items at least 1 week before the end of the month.

HAPPY NEW YEAR!!!

MESSAGE FROM THE PRESIDENT OF THE BOARD – As this new year begins, I wanted to take this opportunity to wish everyone at Barrington Park a very happy New Year. I also wanted to express my appreciation to the Board of Directors for their confidence in electing me as your President. I accept this job and will do all I possibly can to improve our community. I understand my personal limitations and thus am extremely excited that you have elected such a fine Board of Directors to help and carry out the important business of this Park. I am also aware that the success of our community really resides with each and every resident and as you will see from the committees that we established at our first Board meeting, many of you have stepped forward and volunteered to help. You are sincerely appreciated. At November's annual meeting you also approved the largest Maintenance Fee increase in our history. The message you sent to the Board was that you expect more maintenance and that you care about the physical, as well as the financial condition of our Park. We, as Board, pledge to be frugal and maximize every cent you have entrusted us to manage. Before I tell of my priorities, I want you to know that the Board of Directors is not a separate organization that exists to antagonize our homeowners. The Board is our homeowners and is governed by the same CC&Rs that govern everyone who is a member of this Association. It's been said before but is worth repeating "This is not a we against them. We are them." That goes for Board Members and Residents alike. Following are my goals as your president:

1. I want to keep the harmony going between Board members. A Board that does not work well together wastes precious time and resources.
2. I want the Board to communicate better with homeowners. We will fix the "black hole" concerning maintenance requests, comments, suggestions and complaints. Some fixes are already well underway. You will receive more information about not only your own issues, but also more information about things effecting all of Barrington Park and its inter workings..
3. CC&Rs must be approved and work started on the next revision. Changes to our document are a necessity of keeping up with the times. However, as with any governing body, change is constant and there will be a need to continually update.
4. In the near future you will receive a complete list of Rules for the Park. We have not done a very good job of insuring all the dos and don'ts get to the homeowners on a regular basis. Sure, there are some items contained in the CC&Rs but other rules and bylaws approved by the Board have not been transmitted to you on a regular basis. We will work hard to fix that problem as well as have a bulletin board constructed and maintained around the office area for posting of information.
5. There have been many long-standing committees in the Park. Some of those committees have been under utilized even though they play a tremendously important role. It is my goal to revitalize and energize the use of these committees by having them set goals and then reporting back to the you the homeowners as to what is happening and what progress is being made. The last page of this newsletter lists the committees and Chairpersons. Please keep this sheet and feel free to call any committee with ideas, concerns or if you want to offer you help.
6. Then comes the issues from we get the most letters, complaints, comments and concerns. That has to do with DOGS & CATS, PARKING & SPEEDING, CHILDREN/TEENAGERS (pertaining to outdoor recreation) and how they effect the general quality of life in the Park. The governing rule is Article III of the CC&Rs which states " " Members' Easement of Enjoyment. Every member of the BPHOA shall have the right of quiet enjoyment to their respective Lot and non-exclusive easement enjoyment in and to the Common Area and non-exclusive easement for ingress, egress and support over and through the private streets." We will aggressively deal with these issues rather than hope they will simply go away. Some owners will not be pleased as we apply the already written rules and regulations. Others will accuse us of not going far enough. But we will seek to be fair and reasonable as we maintain the rights of the Homeowners as a whole.

FROM FINANCE AND MANAGEMENT

As you can see on this month's statement, the new maintenance fee rates have gone into effect. As a reminder, 75% of the fee is standard for all residences and 25% is based on the square footage of your property. The square footage that was used is listed by the developer and contained as Exhibit B to the CC&Rs. Some of you have raised concerns that your property tax statements do not reflect the same square footage as is reflected on your statements. Quite frankly that is no surprise. We do not know where the information for tax statements comes from and do not provide assessors any such information. That is strictly between the

County and the Homeowners. Some have indicated that Property Appraisals do not agree with the square footage listed. That very well could be, depending on how the appraisers did the measurements. Bottom line: No matter what, we must use the footage listed in the CC&Rs. The only way to really change that is to change the CC&Rs and decide on how and who is going to do the new measurements. That could open some real debate concerning basements, garages, decks, patios and whole list of other issues (just another indicator of how important the different committees are and can be). Again the new fee structure:

<u>Square Footage</u>	<u>New Rate</u>
1395	\$164.00
1277	160.00
1205	157.00
1175	156.00
1050	152.00
1008	151.00
1005	150.00
958	149.00

Association dues are due upon receipt of the statement. A \$25.00 late fee will be charged for any balance that is outstanding after the end of the month. Currently the park averages \$15,000.00 in delinquencies per month. These delinquencies cost each and every homeowner in terms of additional effort, interest, working capitol, credit and other items. It simply is not fair to the homeowner who pays on time each month. Bruce will continue to work with individuals who get into a problem and we want him to do that. However, we have instructed him to get much more aggressive on delinquent accounts and reduce our Accounts Receivable substantially over the next little while.

To homeowners who have renters. You are responsible for your renters to include the collection of all additional fees they may incur such as extra parking passes, RV Parking, fines etc. The Association will not establish separate billings for rental property nor will the Association become involved in seeking homeowners' approval before granting such permits to renters. This would be an additional expense to the members of this association as well as the association having no recourse should renters refuse to pay.

FROM MAINTENANCE

As we mentioned last month, be sure your outside water hoses are turned off and disconnected. About snow removal-- First, we have priority system on walks and drives. Second, We may be working in the middle of the night, depending on the storm, (sorry to you light sleepers) so people will be able to travel the next morning. And Third, keep your vehicles off the streets when it snows. Hopefully you've noticed better response to snow removal this year as compared to last (it should be better, it hardly snowed last year). We've pretty well stopped the Deck rebuilding for this year for obvious reasons but will start up again in the spring, weather and funds permitting. Soon you will see the street signs being replaced around the park. That has been the guys' "indoor project" when it gets really bad outside and they are not plowing snow. Some more of that sprucing up is what your increased fees are being used for. They will also try to get some work done on a few rain gutter problems they are having. And finally from maintenance: Roofs continue to be a problem even on some that were replaced 2 years ago. Notify maintenance immediately if you suspect a leak or problem.

FROM THE BOARD OF DIRECTORS (from Board of Directors meeting if not already covered)

At the 13 Dec Board meeting, Brent Barrett opened the meeting. The results of the election were ratified with newly elected Board of Directors (listed on last page). Old Board members were thanked for their unselfish effort and many hours they contributed to Barrington Park. The elected Board members were installed which included Larry Henderson, Robert Van and re-elected Deloris Lenhart. The Board then voted to replace the remaining term of Evan Llewelyn. David Maxwell was voted back on the Board. Secret ballot Board elections were then held with results listed on the back page. Immediately the new Board went about the business of establishing Committee assignments (also listed on back page). The meeting was then adjourned.

For those Homeowners who need some assistance with snow removal (seniors or handicapped) please call the office and leave a message. We will try to get you some help.

Next Board meeting is scheduled for 10 January, 6:30 PM at the office.

FROM YOU (why don't you write me a letter, I'm hungry to hear you) We actually did get a couple of letters in responses to fines that were assessed. We are letting the Committee Chairs deal with those on an individual basis for now but may use them for future issues.

BARRINGTON PARK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
YEAR 2002

President	Mary McDermott	261-3905
Vice President	David Maxwell	288-1564
Treasurer	Brent Barrett	266-2528
Secretary	Deloris Lenhart	265-0580
Voting Members	Bill Wassmer	293-8968
	Robert Van	265-1480
	Linda James	268-3740
	Larry Henderson	313-0668
	Marv Gallenson	262-1694

Maintenance Manager:	Roy Bollinger	263-0822	Emergency	971-4216
Maintenance	Randy Mitten	263-0822		
Finance Manager:	Bruce Bollinger	558-1737	Home	273-1127
Office	263-3628		Leave a message	

Frequently Asked Questions:

Q: Is Barrington Park a Condominium Association or Planned Unit Development (PUD)?

A: Barrington Park is a Planned Unit Development.

Q: How many units are in Barrington Park?

A: 278 total units, as all phases of the development are complete.

Q: How many Phases are in Barrington Park?

A: There are eight (8) completed phases.

Q: Who carries the insurance for Barrington Park?

A: Sentury West Insurance Services, our agent is Craig R. Crocket @ 272-8468

Save for Future Reference

BARRINTON PARK HOMEOWNERS ASSOCIATION
COMMITTEES
YEAR 2002

RV PARK

CHAIRMAN Joe Peterson 265-2206
 HOMEOWNER Bill Hagblom

ARCHITECTURAL COMMITTEE

CHAIRMAN Bob Van 265-1480
 MAINTENANCE Roy Bollinger 263-0822
 MEMBER Larry Henderson
 MEMBER Bill Wassmer
 HOMEOWNER Mike Perlman

GROUNDS COMMITTEE

CHAIRMAN Deloris Lenhart 265-0580
 MAINTENANCE Roy Bollinger
 MEMBER Mary McDermott
 HOMEOWNER Myrna Peterson
 HOMEOWNER Diane Goodman
 HOMEOWNER Carol Elmer
 HOMEOWNER Laura Geisler
 HOMEOWNER Mary Derringer
 HOMEOWNER David Ashby
 HOMEOWNER Gary Merrill
 HOMEOWNER Karen Knigge

WELCOME COMMITTEE

CHAIRMAN Larry Henderson 313-0668
 MEMBER Deloris Lenhart
 MEMBER David Maxwell
 MEMBER Bob Van
 MEMBER Mary McDermott
 HOMEOWNER Karen Knigge
 HOMEOWNER Christina Merrill
 HOMEOWNER Myrna Peterson

DOCUMENT & CCRs COMMITTEE

CHAIRMAN Mary McDermott 261-3905
 CO-CHAIRMAN David Maxwell
 MEMBERS All Board Members
 HOMEOWNER Hal Newman
 HOMEOWNER Eldon Bodily
 HOMEOWNER Evelyn Strong
 HOMEOWNER Karen Knigge
 HOMEOWNER Jean Smith
 HOMEOWNER Brent Shipley

FINANCE COMMITTEE

CHAIRMAN Brent Barrett 266-2528
 MANAGEMENT Bruce Bollinger 558-1737
 MEMBER Dave Maxwell
 MEMBER Bill Wassmer
 MEMBER Linda James
 HOMEOWNER Gary Merrill
 HOMEOWNER Mike Perlman

NOMINATING COMMITTEE

CHAIRMAN Barbara Whaley 268-4625
 MEMBER Linda James 268-3740
 HOMEOWNER Myrna Peterson
 HOMEOWNER Laura Geisler
 HOMEOWNER Marilyn Kranc

APEALS COMMITTEE

CHAIRMAN Boyd Mackay 264-8216
 MEMBER Deloris Lenhart
 MEMBER Bill Wassmer
 HOMEOWNER Ray Shiefield
 HOMEOWNER Carma James
 HOMEOWNER Christina Merrill

NEIGHBORHOOD WATCH COMMITTEE

CHAIRMAN Deloris Lenhart 265-0580
 MEMBER Mary McDermott
 MEMBER Bob Van
 MEMBER David Maxwell
 HOMEOWNER Shirley Wassmer
 HOMEOWNER Karen Knigge
 HOMEOWNER Gary Merrill
 HOMEOWNER Myrna Peterson

NEWSLETTER COMMITTEE

CHAIRMAN Bruce Bollinger 558-1737
 MEMBERS All Board Members