

BARRINGTON NEWS & INFORMATION

MARCH 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.

From the Board of Directors From our last newsletter we have received only positive comments. That tells us that we must be on track with what you, the majority of homeowners, wanted. However, it is interesting to us on the Board that we received only two pet complaints that in turn started our procedures as we laid out in the last edition. We expected many more than two. They were both substantiated and warning letters have been sent to the property owners. Thank you all for helping with this issue. To you responsible pet owners, thank you for keeping control and cleaning up after your animals. To you non-pet owners thank you for tolerance, but please do not be afraid to let us know when your rights are being infringed upon.

One long time couple of the Park wrote and complained of noisy and inconsiderate neighbors. They had even gone to their noisy neighbors on several occasions asking for consideration and quiet. The long time couple have become so frustrated, even though they love living here, that they have decided to move. We'll folks; it's kinda like what we said about the pet issue. If we don't know about the problem, we can't try to help. After we contacted "Mr. & Mrs. Frustrated", they admitted that they have never said anything to anybody. We can assure you that the present Board of Directors will handle these types of complaints in basically the same way we do pet complaints. We will investigate, warn if required, fine if required, and take legal action if required to enforce the CC&Rs concerning every residents "right of quiet enjoyment" as stated in Article III, paragraph 1. Barrington Park is on the way back to what it was and what the intent of the CC&Rs were designed to create. This Board of Directors has low tolerance for those who do not observe the rights of the community as whole.

From You This next one is a carry over from last months "From You". It is irritation that comes from the increase in Maintenance Fees. Believe us, we are certainly sensitive too, and understand those feelings. These particular owners certainly expressed their displeasure and then made it known of their expectation now that that the park had received the increase. They want the following to happen immediately (Our response is indicated in parenthesis). We are quoting their comments to us verbatim:

1. Hopefully – May we now expect the leaves to be removed? (Yes. Our intent was to remove the leaves last fall and we got a pretty good start. As stated in previous newsletters, the rather substantial early snow covered many of the leaves before we got to make the final pick up. The snow has yet to melt from many places. Cost - hire an additional 3 man crew at a cost of approx. \$65,000.00)
2. May we now expect that in heavy snowfall our driveways will be cleaned? (A few years ago, the Board of Directors stopped the snow removal from driveways as a cost saving measure. They did this to try to preserve funds because no increases had been approved. We are looking at that as a priority again now that we have received the increase. We understand that is one of the reason people like and expect from Planned Unit Developments (PUDs)). Cost - same as 1 above with some additional equipment - Approx. \$8,000.
3. May we now expect when the roadways are cleaned from snowfall and our driveway gutters will not be full of plowed snow. (We'll try as much as we can. If and when our guys do the driveways, that should no longer be an issue for the homeowners. Cost-same as 1 and 2 above)
4. Does it take two men to operate the snowplow truck? (Nope, it only takes one. Matter of fact all we pay for is one. Now, we have not restricted the operator from taking as many of his friends along for the ride as he wants. For your information, there is a method to the way snow must be plowed. He has someone who is going to fill in for him that need to see how it is done. Regardless of how many people are along for the ride, we pay by the plow, not the people. Cost – no additional
5. Can we now expect our lawn to be cut rather than a quick going over? (We are not sure what this means. The lawn was mowed and trimmed each week last year. Granted, we did have a couple of instances where we had to go back to the contractor and express some displeasure. When it was brought to Roy's attention, it usually got fixed pretty fast. We are not going to put a cost on this because we do not know the difference between mowing and a "quick going over" and we have not had that many complaints. You might be interested to know that Roy and Bruce are talking about hiring their own crew this season rather than contracting out. We'll just have to see how contract negotiations work out in the next couple of months). Cost – No change.
6. Can we now expect a decent lawn sprinkling system that covers the lawn space – so some of us don't have to water certain areas of the lawn to keep it green? (Right now it takes the better part of two people all summer to keep our 26 acres worth of

+20 year old sprinkler system operating. Maintenance would just love to have a new system designed and installed. They work a delicate balance between trying to keep it green, droughts, flooding and the staggering costs of water. They will continue to make adjustments and modifications as much as they possibly can. The real fix is a new system designed under the latest technologies along with re-landscaping certain areas that cause constant problems around homes and other areas in the park. Another note on this one, please remember we announced we were going to participate in extreme conservation as we were asked to do by the city and state due to drought conditions. If you are watching the news at all you may have already heard that unless something radical happens in the way of snow pack, we are in for another year of severe drought. Incidentally, we saved over \$5,000 in water costs over the previous year even though water costs went up substantially. Costs - approx. \$ 850,000 for a new system

7. Can we expect to keep the gutters clean of weeds and debris, so the drainage works properly when it rains? (Cost – Same as 1 above).

8. Can we now expect the crabgrass and weeds on our lawn be sprayed and killed. (Hope so. In an effort cut costs last year, Roy reduced the fertilizing and weed control regimen from the five recommended applications to three. Each application is \$1500.00 for our 26 acres. Did we want to do that ? No. Did we have much of a choice? No, there wasn't some magic pool of money we could dip into. Remember that our reserves were and still are depleted. Cost - \$3000.00

9. The condo to the BLANK of me has a big white dog. They let him out so he can do his business anywhere he wants – then they take him back into the house. (I know this one is going to make the writer mad, but in our February Newsletter about pets, we told everyone that they started with a clean slate and spelled out the procedures for complaints. To the homeowner that wrote last month, if the white dog is still being let loose, complain to us again in writing. To the owner of the big white dog, it sounds like you are about to be reported unless you have decided to follow rules of the Park. Cost – No additional).

10. When the weather permits, replace the two eastern portions of my driveway. (We know they need to be replaced and we will do that as soon as money permits. We have about another hundred driveways, patios and/or sidewalks that could stand to be replaced. Cost – \$ 380,000).

We want to get all that done and more. But here are the facts. We are assuming that every homeowner has similar conditions or should be getting other items fixed at approximately the same cost. We will also assume that other homeowners want the same level of service or greater than this homeowner. Doing the math we come up with a total of around \$ 1,306,000 that we need to get everything this homeowner wants done (not taking into consideration doing anything to the common areas, i.e. vinyl fencing & siding, landscaping, painting, etc). Now that we have the increase we have added about \$166,800 per year to our income. The way we figure it, almost 8 years will be required to get it all done. Again that is assuming nothing else major needs to get done. All right, we are being a little testy here. The whole point is that just because we got an increase, does not mean everything will be perfect tomorrow. Folks, this going to take a little time and extremely careful planning to get us back to where you and the Board want to be. We have a good team in place. Roy, Bruce, the Finance Committee, the Architectural Committee and the Board are all working hard to take care of the most urgent issues and plan for the future. Please be patient a little longer. We have stated that you can expect to see improvements this year and an increased level of service. We are going to stick by that story and you can hold us to it. What you won't see is massive numbers of workers and hoards of construction crews tearing the Park apart. The changes will be subtle yet noticeable. Thanks for your help and understanding.

We either be patient or hit everyone with a Special Assessment of \$4697.84 (ugly, ugly, ugly) to get everything done immediately. Then we could just use our additional income for vinyl fencing and siding. Thus, the dilemma of **YOUR** Association. Remember what we said before, the Board of Directors does as you the homeowners wish for the collective good of the Park. It is not the Boards money, it is your money, and we will do as you ask as long as you are willing to finance it. We went through this whole thing for the purpose of letting you know that we are constantly crunching numbers and trying to get as much as we can out of every buck. We know that most find it tough to swallow the increase that you approved. You accepted an increase that was less than the maximum proposed where you were promised the world. Now we ask that you be a bit patient as we manage and prioritize the additional funds coming into the Association. For your information we have enclosed a simple spreadsheet indicating our current financial posture. Of worthy note is that we are now building a balance. Had we not received the increase when we did, today we would have been bankrupt. Thanks to all of you for doing you part in getting our Park back on track.

From a different "You". One of our new residents wrote to suggest that we could save about \$1, 134.24 per year in postage costs if we delivered the bills door to door rather than using the US Mail. That is a true statement and we have often thought it would be nice to do that. We have and are still looking into different billing and payment methods that would eliminate or significantly reduce the amount of postage we pay. We have even considered a once a year coupon book that you people would just automatically send in every month. At this point, we have found methods that would make it easier on Bruce and the accounts receivable department but more expensive than using regular mail. Hand delivery or mail each has its advantages and

disadvantages. We are still evaluating which way we may go or a combination on both. For now, let's say that it is still an open issue that we will address in the future. Thanks for the suggestions.

From the Pool??? (That caught you by surprise, huh?) We need some help!! Even though the thermometer has been staying well below freezing, do you realize that within a couple weeks, winter will lose its grip and spring will begin? A couple of months after that we will need to be getting the pool up and running for our scheduled Memorial Day opening. What we don't have is anyone to coordinate and manage the pool monitor program. Melba Taylor, who did the job for many years, has moved from the Park and is no longer available. If you think you might be interested in managing the pool and earning a couple of extra bucks (you won't get rich), leave a message on the office phone or drop a note in the drop box at the office. We'll get back to you and give you all the wonderful details.

From Finance and Management We have not done a real good job of keeping you posted on the Park Finances. You deserve and have the right to get information more often than once each year at the annual meeting as to what is the status and where is YOUR money is going. With that in mind, we brow beat Bruce and told him to quit keeping finances such a big secret. So, about every three months or so, we will provide you a simple financial statement. You will be able to see where the money is being spent and we will give you balances of our accounts. Loaded with all that knowledge, you will be able to help keep this Park financially sound.

Two reminders, First: To you Homeowners that rent your properties, according to the CC&Rs you must provide the association a copy of your lease agreement within 5 days of being requested. If you have not already done so, please forward to the office immediately. Upon receipt, your tenant will be registered and added to our mailing list. Tenants for whom we have no current lease agreements will be denied access to the pool, tennis courts and gazebo. Second: Make sure you get all outstanding balances paid each month. Any outstanding balance is subject to a \$25.00 late fee. Also make sure your payment is received no later than the 25th of the month to insure timely credit.

From Maintenance Don't be alarmed if you see a few guys wandering around the outside of your home. It's just people from Bob Van's Architectural Committee along with Roy and/or Randy doing an assessment on what needs to be done in the way of maintenance. They will also be listing modifications that have been made to insure they are in compliance with Park standards. Once this assessment has finished we will be able to better determine our financial requirements. You will have access to what has been determined on your home through our maintenance program.

Attention Please satellite dish and cable TV owners or potential buyers. The same rules apply to these two items as does with any modification to the exterior of the buildings. **YOU MUST GET BOARD APPROVAL BEFORE THE WORK IS DONE !!** Here's why. In case you haven't noticed, there are wires hanging around all over our buildings and it looks like heck!! The cable and satellite installers don't care about how it looks on the outside. All they care about is how it looks on the inside so you will pay them every month. Well, the rest of us care what it looks like on the outside and if the homeowners collectively have to maintain your home on the outside then we (the Association) have the right to expect work be done professionally and to our standards. The other problem is that the installers have figured out the shortest distance between two points is a straight line. Sometimes that straight line goes right through our buried sprinkler lines and electrical lines. Do you think for one moment that when these guys crunch through our sprinkler line that they are even going to let us know? Not in our lifetime. We even had one installer simply lay the line across the grass. If you want cable or satellite, the board will most likely approve its installation but your installer will then be required to contact maintenance who in turn will tell them the requirements of the park. If your installer does not do the job right, we will contract the job out and charge your property back. It's a lot easier to get Board Approval first and go through the steps with maintenance. We will deal with those homeowners who currently have poor installation jobs on an individual basis. This will become even more critical as we move to closer to vinyl siding. It would break our hearts to go the expense of siding and then have some half-baked installer following after drilling holes and stapling away without even a thought as to what they are doing. Thanks for your help on this one.

Lost & Found We have had two sets of mailbox keys turned into the office. One set has the mailbox key and one other (looks like a electronic key) on a blue tag with "Cummins" on it. The other has two keys on it with a "silver pull apart" key chain. If these are yours, make arrangements for pick up with Roy or Randy at Maintenance. Their number is 263-0822

Next Board Meeting 14 March 6:30 PM at the office

For the Board of Directors Telephone listing, use last months. We ran out room.

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
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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

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

APPEALS 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
HOMEOWNER

Christina Merrill
Myrna Peterson

HOMEOWNER
HOMEOWNER

Gary Merrill
Myrna Peterson

DOCUMENT & CCRs COMMITTEE

CHAIRMAN
CO-CHAIRMAN
MEMBERS
HOMEOWNER
HOMEOWNER
HOMEOWNER
HOMEOWNER
HOMEOWNER
HOMEOWNER

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

NEWSLETTER COMMITTEE

CHAIRMAN
MEMBERS

Bruce Bollinger 558-1737
All Board Members