

BARRINGTON NEWS

NOVEMBER 2002

In an attempt to keep the Barrington Park residents better informed of what is happening in the 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.

This newsletter has been mailed earlier than usual to accommodate information that Homeowners need in preparation for the Annual Meeting. Also enclosed is the monthly statement for November. Although no Late Fees have been posted as of the mailing, late fees will be posted as of 31 October for those homeowners who are not current. We also apologize for going back to a smaller print. We did it in an attempt reduce the number of pages that had to mailed thus conserving postage. We will go back to the larger print in our next newsletter.

IMPORTANT NOTICE

The annual meeting is scheduled for **7 November 2002, 6:30 PM at Fremont Elementary School**. This is your Association and your participation is critical. Most of this newsletter is devoted to letting you know some of the items that will be discussed and voted on. We hope it will stir enough interest that you will see how important it is that you attend and be a participant. With this mailing is the annual meeting packet of important information required by the CC&Rs delivered to you by the Board of Directors. Please take time to review the material before the Annual Meeting. If for some reason you are unable to attend the meeting, the packet you have received provides you with instructions on how you can vote by proxy. This is your opportunity to direct the future of where you live. Following are some items that you will be discussing and/or having an opportunity to vote on. Only those homeowners that are current on their Association Assessments are considered to be in good standing and have the opportunity to vote. This means that you must be current as of 31 October 2002.

Elections. You will have the opportunity to vote for three of the nine member Board of Directors. These folks are who you elect to guide the affairs of the Park. They should reflect how you feel Barrington ought to operate. The Board of Directors is governed by the same rules and regulations as applies all our association members and is accountable to you homeowners in a variety of ways. The Board is not a dictatorship or "we against them" organization. The Board is the "them's" as well as the "we's", the only difference is that for a short period of time they have volunteered their time, talents and efforts to make our community a better place to live. They have also agreed to the dubious task of enforcing the rules that we all agreed to live by when we moved into Barrington Park. The CC&Rs prohibit any compensation for the Board of Directors duties. All these great people spend many volunteer hours to serve. Almost always someone is not happy with the hard decisions that must be made as it is virtually impossible to make over a thousand residents happy all the time. This year we are happy to have so many people willing to serve. They are:

BERG, Charles

BRIA, John

GRAY, Jeri

OLSSON, Harold "Steve"

PERLMAN, Michael

PETERSON, Myrna

WASSMER, Bill (Incumbent)

You will have an opportunity to listen to each at the annual meeting and hear how they wish to help the Community. Barrington Park is indeed fortunate to have homeowners that care. There are Associations throughout the county where the apathy is so bad that they have to beg people to serve. Our Volunteers is what makes Barrington Park the Great place that it is!!

Covenants, Conditions and Restrictions (CC&R) s. You will not be voting on a revised CC&R package at this meeting. What we have found is that there are not enough people that come to annual meeting to make the vote be valid in accordance with the CC&Rs. We have decided to adopt the way that most Associations vote on CC&R changes. Here is what will happen in the near future. Bruce will assist our attorney in sending out a proposed CC&R change package to the homeowner of record. The

homeowner will receive the proposed CC&Rs with a capsulated sheet on the changes to the old CC&Rs. Then the Board of Directors will advertise and conduct one or two “question answer” meetings for homeowners who have any issues or questions about the proposed CC&Rs. Everyone will be asked to vote by mail on the new CC&Rs. You are aware that the CC&Rs is the governing document of providing order to this Planned Unit Development (PUD). It is the official document required by law that provides certain rights and guarantees as well as certain requirements and restrictions on homeowners to guarantee the success of the Association as a whole. For many years different individuals and groups have been attempting much-needed updates to the CC&Rs. It is a frustrating and time consuming process that requires legal reviews all through the process. Most of the changes are simply “housekeeping” as would be expected from the original document of some 20 plus years. Other changes bring us up to date with certain laws that have passed which afford either the homeowner or the Association additional protection. And a few changes are significant as to how we wish Barrington Park be now and in the future. The CC&R Committee, comprised of Association members has done an excellent job in getting the document ready for vote. We think it is an outstanding document and has met all requirements of our legal advisors. When you get information concerning the changes and voting procedures in the future, please take action as asked. It is designed to protect your sizable investment, your property and your interest in Barrington Park.

Maintenance Fee Increase. Last year the residents of Barrington voted the single largest increase in the Parks history. We certainly are not proposing that kind of an increase again but want to remind everyone that all things you voted on to get done are in fact getting done. That which you voted not to do is, is not getting done. This is how the increases were proposed last year

\$75.00 Everything will be improved, roofs, decks, garage doors (Garage Doors the Park pays half/owner pays half), fences, vinyl siding, repair sprinkler system and regular maintenance.

\$50.00 Replacement of decks, roofs, and repair sprinkler system and regular maintenance

\$30.00 When money comes available the replacement of roofs, garage doors, decks or patios, repair sprinkler system and regular maintenance.

You voted for the \$50.00 increase and we think we have delivered exactly what we promised plus, a little more. We have been able to get some fencing done, the playground replaced, improved the lawn and grounds care and some concrete replaced. There are many other infrastructure improvements that have been made that are not easily seen. You will get more information at the annual meeting. Our biggest disappointment is the maintenance and physical appearance to the outside of the buildings. Certainly, we would like to see more money going to the painting, stucco and siding effort. However, at this time the money is simply not there. As we finish up the large amount we are spending on decks, we will divert those funds to buildings.

Having said all that, we are proposing an increase in the maintenance assessments. That proposed increase is approx \$5.00 per unit to cover the cost of inflation particularly in the area of insurance (due to 9-11) and other general inflationary pressures. An average \$5.00 increase amounts to approx 3%. We are desperately trying to balance an extremely tight budget (you may have noticed that even after the Board of Directors hacked the Budget Committees proposal to bits, we still had a budget shortfall of over \$8000.00) and at the same time improving and delivering more services to the community. All the money that is taken in is being put directly back into our community. Neither Final Phase (Roy), nor DFI (Bruce) are asking for increases even though they have had no increases in almost two years. We think we are on the right track and are moving ahead, slowly but surely. What we don't want to see is us going into reverse and losing ground on much needed improvements due to inflation. What homeowners need to understand and remember is everything costs money and without enough of it, something's simply will get done a lot later rather than sooner. So again, It is the Board of Directors proposal to increase the assessment by an average of \$5.00 per month. (Just a side note: If enough homeowners are not satisfied with the speed of improvements and have a desire to propose an increase higher than the \$5.00, they can certainly do so from the floor at the Annual Meeting. All monies collected goes right back into the Park.)

As you internally debate the merits of an increase here are a few other things we want you to remember: 1) Barrington Park is over 20 years old. There are significant infrastructure repairs and/or replacements that need to be accomplished. You have all seen roofs being repaired, decks being replaced, garage doors being replaced. Much has been done over the past several years but much more needs to be done and there is no reserve or any other fund to pay for it. Simply we are not generating enough money to keep up with all the requirements. There are things we would like to see happen faster, primarily new siding, painting or stucco for all buildings. We need more roofing, vinyl fencing, improved ponds and landscaping, perhaps a clubhouse with exercise room maybe even a dome for the a year round pool sometime in the future. The potential is there to improve the Park but it takes resources we simply do not have at this point. 2) Barrington Park has the lowest density population per acreage of any PUD in the valley. That is wonderful in terms of open spaces, common areas, breathing room and is one of the prime

reasons Barrington Park is so unique, incredible and called a "Park". However with that open space and low density comes the price of maintenance and upkeep. 3) Barrington Park has the one of lowest association fees for the amount of open space and amenities of all PUDs in the valley. That includes even the new ones that do not have the capital outlay for renovations due to age and open space as we do. Most maintenance fees in the valley are around \$ 175.00 for units with less open space and amenities than ours. 4)If we let maintenance and repair issues slide, the Park in general, takes on the appearance of disrepair. Our property values will not increase at the level they should and could, in fact, they will decrease and may cause us problems for resale. Simply put, we need to protect the value of our significant investments. In pervious newsletters you were provided financials . Those financials tell you where every dime goes. Take a moment to review them. Many of you have asked "Where does my money go?" Here is the quick down and dirty. We are going to assume that the average Homeowner's Association fee was \$141.49 per month last fiscal year 1 Oct 2001 thru 30 Sept 2002. (We used that figure because the last years increase did not take place until 1 January 2002) The average Assessment for the entire year was \$1697.88 So every month this is how your current \$141.49 would be broken down:

Monthly	Annual	Percentage	
\$ 21.22	254.64	15%	<u>LAWN & YARD CARE.</u> This includes mowing, raking, fertilizing, trimming, snow removal (If you contracted this service yourself what would this cost you? No less than \$ 100.00 per mo)
18.39	220.68	13%	<u>INSURANCE.</u> This includes your entire exterior to include liability and earthquake. (If you had to buy your own to include earthquake you would be at least \$75.00 per mo)
35.37	424.44	25%	<u>MAJOR REPAIRS.</u> These are the dollars your Association uses for the major repair work that needs to be done. It goes for things like deck repair/replacement, fencing, roof repair/replacement, painting, flood control, sprinkler line replacement, road maintenance and repair, driveway/sidewalk replacement, waterline repair, landscaping renovations and anything that what would not be considered normal routine maintenance issues. (The obvious should be that \$35.37 per month is not a great deal of money considering all that needs or should be done. If you owned your own single-family residence, what do you think on average you would be paying to take care of what we described? It would probably fair to say it would be a sizable chunk greater than \$35.37 per month
7.07	85.57	5%	<u>GARBAGE REMOVAL.</u> Not much we can say on this one other than you would be billed from the county and when we called a month ago, that rate is \$15.00 per mo.
5.66	67.92	4%	<u>WATER.</u> This is what you are paying to keep your lawn as well as the open spaces green. (You would probably paying upward of \$45.00 per month if you were a single residence)
4.25	51.00	3%	<u>ADMIN & LEGAL.</u> This covers the cost of all office expenses to include postage supplies and legal services
4.24	50.88	3%	<u>POOL.</u> This is what you pay to operate the pool to include Monitors. (If you had your own pool it would cost you in the hundreds every month)
2.85	34.20	2%	<u>GAS & ELECTRICITY.</u> This covers all the outdoor security lighting, pool heating and pond. Electricity. (If you had all this at a private residence, what would you pay?)
2.83	33.96	2%	<u>TOOLS, VEHICLE, GAS & OIL.</u> This is what you pay for the all the tools, truck and maintenance cart (How many trips to the hardware store and how many tools could you buy on \$2.83 per mo?)
1.41	16.92	1%	<u>PAINT, HARDWARE, SUPPLYS.</u> This cover routine maintenance type supplies, hardware and paint. (Picture this as stuff you buy to do those little bitsy jobs on the outside of you home)
26.88	322.56	19%	<u>LABOR.</u> These are the guys you see all over the park doing all those things we watch from inside our homes, including but limited to making sure , the pool is taken care of, your lawn and landscaping is done, your sprinkle r system operates, your lights are on and working, your garbage is picked up, your roofs don't leak, your floods are taken care of, your fences are standing and painted, your exterior repairs are done, your sewer works, your rain gutters are attached, your leaves are picked up, the tennis courts are maintained, your snow is removed, the ponds pond (when there is water) and finally, a friendly somebody to talk to.
12.73	152.76	9%	<u>MANAGEMENT FEES.</u> This is the portion of your monthly fee to have people take care of all the issues associated with your books and accounting, making sure your insurance is enough, Taxes are paid, discounts are taken, coordinating all the work, insuring everything is in compliance with laws, regulations and code. In general, these are the professionals that run the Park using acceptable business practices, always striving to improve the community .(We are not sure what you would have pay if you were a single residence somewhere for all that service. We have found that the going rate seems to be about 12 to 20 % depending on the amount of service. We think we are getting a bargain. Particularly when we know that our guys care as much as if

they were residents and make themselves available virtually 24 hours a day.

And there you have it. \$141.49 per month. There is nothing secret or magic as to how we came up with the numbers. Some things we will continue to be able to maintain at low cost due to economy of scale. We can tell you as the Board that Bruce and Roy have implemented many ideas that have saved a great deal of money. However, they cannot save enough to cover all that needs to be done. We are always open to ideas and suggestions on how to stretch your money so if you have any, please provide them. We know that many of you want additional services such as better garbage pickup on the grounds, pickup of animal droppings, flower planting, weeding, better trimming, fulltime office, rule enforcement personnel along with other items. We know that some of you become offended when we ask your help in these areas. We only ask in attempt to keep the costs down realizing that we can hire everything out to keep the standard of living we expect in this community. This is a collective effort of all the Homeowners. It is all of us who make the decisions on what we want Barrington Park to be. Your vote is your Park.

FROM MAINTENANCE

The water is off. The lines are drained. The leaves are falling (they will be picked up as soon as the majority are on the ground). Shrubs are being trimmed. The final grass cut is done. Lawn aeration is complete. Fall fertilizing is done. This years deck replacements are done. Some roofs are getting fixed. The snow blowers are being warmed up. And in general, the crew is getting ready for winter. A reminder to all homeowners. You are responsible to make sure that your outside water tap is protected and/or shut off. If you freeze that line, you are responsible to get it fixed. If you have any questions as to how it needs to be done or don't know what we're talking about, call Roy or Randy. We talked about "Summer Patch" as a lawn problem last summer. Well, we also found a pretty bad infestation of Grubs. The area has been treated this fall and we will do it again in the spring along with some seeding and sod. This month the guys took care of 48 maintenance requests of which 24 we "call ins". They have worked through the entire 200 request backlog and have 50 left. Unfortunately, those are the high dollar requests such as painting, fencing siding, and concrete for which we will need to wait until money becomes available.

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

Speed Bumps – We have received some heat over the installation of our speed bumps because some folks have complained that they are too high. The contractor contends that they were installed as considered normal. However, he agreed to come and "soften" them some. When we say "soften" it is only to make the cars not scrap on the bottom. We want speeders to be forced to slow down. Incidentally we have received as many good comments about the bumps as we have negatives. The slow down is noticeable.

Come to the meeting and/or make sure you proxy vote!!!! When you come to meeting, bring the packet that has been or mailed you. We are trying to avoid additional copy expenses.

FROM YOU !!! We did get an anonymous letter with a complaint against one of our Board of Directors. Now we have said in the past that we will not usually answer or address anonymous letters. However, we did approach the Board member and asked if the allegation was true. (by the way, the complaint was that Board Member was not considerate of others by playing loud music with the windows open very late in the evening). The Board Member admitted that could have easily been the case. We reminded the Board Member that the rules apply to all and that the next substantiated complaint would result in a \$100.00 fine. Our Board member wishes to apologize to the individual who made the complaint and any other neighbors who might have been disturbed.

NEIGHBORHOOD WATCH

IF ANY OF YOU ARE INTERESTED IN HELPING THE NEIGHBORHOOD WATCH PROGRAM, PLEASE CONTACT THE BOARD OR DROP A NOTE IN THE DROP BOX. WE REALLY NEED YOUR HELP.

We will advertise your businesses as long as it can be relatively short, you provide a copy of your business license and are a resident or employee of Barrington Park. No Tenants or Landlords please. Barrington Park does not endorse or assume any responsibility for the agreements residents may enter into with any of these businesses. We will advertise for a period of three months unless terminated earlier by the business owner. Renewals are made by contacting Bruce @ 558-1737.

"Binary Empires" This Company specializes in computer and network services, hardware and software. Services of interest to Barrington Park residents include configuring home office computers and printers, web content filtering, VPN to a main office,

and Internet Connection Sharing of Cable , Satellite, or modem Internet connections. Special Rate of \$40/hour for any work done within BP. Call for quote on computers, printers, software, etc. 265-3815. 2/3

YORK Heating and Air Conditioning FURNACES AND AIR CONDITIONING UNITS Lonnie Knigge – 4233 Derbyshire Court. 24/7/365 Service and Replacement, 599-0627 or 541-5614 (We have several installations in Barrington Park) 3/3

KIM'S CREATIVE FINISHES - Custom Faux Painting and Decorative Finishes. Update you condo with less mess and money! Walls, Countertops, Over Paneling, Cabinets, Light Fixtures, and Furniture. Free in home estimates. Hundreds of colors and samples to choose from. Call 699-9514 or 262-5895 2/3

Clip and save this as a coupon: *ADVANCE OPTICAL SYSTEMS*– Quality Eyewear at Below Retail Prices. 3495 South Main Street, SLC, UT 84115 (801) 265-2110. Come in and see our great selection of frames, prescription and non-prescription sunglasses, full coverage children’s packages. FOR ALL BARRINGTON PARK RESIDENTS AND THEIR FAMILIES bring in this coupon and receive an additional 10% discount. 1/3

Piano and Voice lessons - All ages welcome. Call Julie at 685-6198. 3/3

Shara Isgar is offering a special to Barrington Park Homeowners. She is a private net branch of *SECURITY LENDING*, a national lender. Local underwriting, closing and funding, located at 1010 West Atherton Drive. Call 518-5437 or 281-2186. 2/3

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
	Karen Knigge	261-4868
	Marv Gallenson	262-1694

Maintenance Manager:	Roy Bollinger	263-0822	Emergency	971-4216
Maintenance	Randy Mitten	263-0822		
Business & Finance Manager:	Bruce Bollinger	558-1737	Home	273-1127

Office 263-3628 Leave a message