

BARRINGTON NEWS

www.barringtonpark.org

August 2003

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.

From the Board – The “dog days” of summer are here. Wow it’s been hot!! Hopefully the worst is over and we can begin to see a decline in the temperatures. From our perspective the Park remains relatively green. Sure there are some dry spots, which can be expected, but for the most part, we are surviving the summer even with the watering cut backs. Speaking of dog days, if you have not already noticed, there is a “**Dog Clean Up**” station by the mailbox area. We ask that pet owners use that area and receptacle to deposit dog litter. The Mailroom garbage can became pretty offensive and so we think this will cure the problem as long as we cooperate. While talking about dogs, thanks to all of you who keep them on a leash and clean up after them. We have had significantly fewer complaints than in the past. Soon we will again begin to crack down on those of you who let your **cats** run loose. Remember, cats too are required to be on a leash if outside.

This month we want to recognize **Jack Betts** as the volunteer contributor to the Park. Jack went out of his way to help us find an old cement mixer for the maintenance crew. It needs a little work but we think will be just fine for what we pour around here. Best of all was the price Jack got it to us for. Zero down, zero payments and zero balance. Thanks Jack, we do appreciate every bit of help we can get.

Big projects: There are two relatively large projects that are going on in the Park. The **first** only effects the owner other than funding comes from all of us. You may have noticed the front steps have been removed from the corner home on Middlesex and Darby Castle. This was not done for aesthetics or because the stairs had moved a little. It was done because the stairs were anchored into the house and have been literally pulling the corner of the house off from the rest of the building. This has been a slow process that has been going on for the past 25 years. A couple of temporary fixes have been attempted but it continued to get worse until the homeowners could not open or close their front door. The **second** major project will affect many more people. In about two weeks, the intersection at Norwalk and Winfield will be closed. We are going to “re- work” that big drainage area and eliminate the giant “dip” that people have been known to disappear in (never to be seen again). We are also hoping that once and for all, we can stop the lake that periodically rises in that corner of the Park. We will need to block traffic on that intersection for about a week as the concrete cures so plan your routes accordingly.

Last month we published the Park Managers Report. We received some pretty good feed back from our residents that it gave them a better understanding as to what is going on and how it all happens around here. We will continue with his report this month. Again, we have sanitized some names and addresses Here is Julys report:

JULY 2003 PARK REPORT

Job Order Status - 52 Written Requests – 79 Call in Work requests Up significantly About a week to 10 days behind with exception of high dollar and those needing Board approval.

Grounds - & Buildings

Our folks continue cutting. One complaint on Gloucester (felt it was too high).

Lawn equipment being maintained on schedule.

Clean up throughout Park

Will go through Park again week of 21 July for shrub trimming.

Plan on “ringing” all trees probably not till fall.

Spot weed control on going. Put down fertilizer and broadleaf control last part of June. Took care of a lot of Morning Glory. Need to do spot control from this point on.

Still fixing sprinklers. Old system is causing us a lot of extra time and effort. Adding two lines on Back of Norwalk.

Did trim painting Norwalk. Starting another in the Courts.
Stained some decks to get a couple more years out of them.

Continuing with preventive maintenance on decks that were done a few years ago. Painting some fences that can be saved for a few years.

All decks complete including the last for a total of 9.

Looked at sprayon siding building. Impressive. Arch committee and Board to make decision on plan before I go further.

Slow the Flow folks are finishing study. Preliminary indicates we are in pretty good shape especially considering our old system. Approx 10% over.

“Hole in the wall” issue on Cromwell 23 June new window ordered should be here this week. Can put the siding back on.

Patio issue on Cromwell we will start when bid from Inman gets here.
1222 Southampton Porch pulling the house. Inman Bid is on the way.

Flags – 20 were ordered. Changed them for something different. Will be mounting on the side of houses. Billing the Owners \$30.00.

Doggie Station Parts are all here. Should be tomorrow or first of next week.

RV lot info is now at the office.

“Lake Winfield” came again with a vengeance. Pump Problem – I have designed and asked for a Bid from Inman to permanently fix.

Replaced 4 garage doors.

Meeting with security people 18 July.

Pool - Closed once more from an accident.

New Guest rules implemented with few complaints.

AM water aerobics started. Seems to make folks happy

Our Control Panel is still out. Using loaner.

Neighbor – one minor incident.

Pool cover roller arrived and being used daily.

3 Big umbrellas should arrive this week. Picked up 5 small used at \$13.00 each.

Ponds - Pretty obvious. Drought !!!! Would like to begin

dredging # 2. (equipment ?)

Installed gate on #3 (a bit late).

Dredging possibility to go along with composting

Office – Letters sent are in reading file. Still need to do a few.

Arch Committee met on 1 July.

Filing complete and up to date

Need to update Web Page

Electronic mailing going well

Still getting requests for electronic payment

There you have it. That is Julys report to the Board from the Manager.

Finally from the Board we want to talk just a bit about **finances** and to dispel what we consider to be a malicious rumor. Those of you who know what the CC&Rs say also know that the Board of Directors does not raise homeowner fees. The Homeowners raise fees based upon the articulated and substantiated need prepared by the

Budget Committee and Manager as approved and amended by the Board of Directors. Collectively, the Association (which includes every homeowner) has requirements to maintain the common areas. The Board simply has oversight and insures the processes are done in accordance with the CC&Rs and to the benefit of all homeowners. To meet that responsibility, the Board RECOMMENDS to the homeowners what the cost of each homeowner’s responsibility is. The homeowners vote on those recommendations at the Annual Meeting. Often we hear “ the Board is raising fees” or “the Board wants more money” or “the Board won’t spend money on my home”. Homeowners need to remember that much ,if not all, of what does or does not happen to the common areas is a direct result of how they themselves fund the proposed budgets. The Board does not control the income to the Association. Homeowners vote on the income. The Board does control the expenditures in a manner to provide the maximum amount of service for the lowest costs.

That brings us to the Rumor. Several folks have approached Board members about how unhappy they are that we (the Board) are going to assess everyone thousands of dollars to refurbish the outsides of the buildings. **THAT RUMOR IS SIMPLY NOT TRUE** As we just explained; the Board cannot raise any fees without a vote by the homeowner membership. At this point the Budget is only in the developmental stage and is nowhere near presentation to the homeowners. It is true that the Architectural Control Committee (ACC) has submitted a plan to refurbish the buildings, but it is a plan without recommendations for funding. Funding is for Budget Committee, the Board and the ultimately the homeowners to decide. As a matter a fact, the ACC recommendation was not to raise fees or make an assessment at this particular time. Bottom line here is that some people like to scare or get others excited pretending they have some inside track as to what is going on in the Park. These rumors are not only irritating and do much to cause turmoil, but more importantly cause many of our residents to become unnecessarily tense and worried about the immediate future. Can we as a Board say that we will not have any increases over the next years? The only rational and true answer in NO , but it is premature to present a figure, if any, to the homeowners at this time.

We think we are doing a pretty good job of oversight of expenditures. Enclosed is a condensed version of the profit and loss statement for the past year. There is nothing magic or secret about our finances. You can always get more detail on anything you want from the office and of course you will get full reports at the Annual Meeting. You can easily put a percentage on your HOA fees and compare the percentage of where the money is going and see what you got for your dollars. Incidentally, some have stated our HOA fees are unreasonable and the highest in the valley. Another unfounded rumor. We thought it would be interesting to find out so we did a little research. We compared our HOA to others that have a great deal of open space and are not the “apartment type” of condos. Our results:

Shady brook	\$214.00	
Forest Glen	185.00	
Old Farm	139.00 (apartment style)	\$215.00 townhouse and regular style
Terraces at Mt Olympus	222.00 to 361.00	
Three Fountains	180.00 to 250.00	
Three Fountains East	175.00 to 246.00	(just raised from 150-214 1 st raise in 5 years)
RiverRun	97.00 to 125.00	(new apartment style with little open ground)

The other item that was interesting is that all the above with the exception of RiverRun have at least one assessment and one as many as three. The largest assessment was at the Terraces. That assessment (about three years ago) was from \$20,000.00 to 29,000.00 depending on size. Based on our research, Barrington Park is far from the most expensive and appears to be a pretty good deal.

From the RV Park – There are a couple of spots still available. These are on a first come first served basis at \$15.00 per month. Your rig should be no longer than 24 ft. If you are interested, call Bruce at in the office 263-3628.

From Maintenance – Randy requests you keep those cards and flags coming. What he really means is keep tagging and reporting the broken sprinklers. It’s the only way we have knowing what needs to be fixed. Also a reminder to keep the BBQs away from the vinyl railing and fences. They melt!!

From Finance and Management – Just a reminder that the pool will be closing at the conclusion of the Labor Day weekend (1 September 2003). As the season winds down, we want to thank everyone for making this a pretty trouble free summer at the swimming pool.

Homeowners are invited to come to the office and obtain information about any of the on going Park operations, activities or issues. If Bruce doesn't have the information, he will get it and get back to you. Services available; Billing Inquiries, Mail Box Keys, Tennis Court Keys, RV Park Rentals, HOA Information, Accounting Inquiries, Work Requests, Complaints, Ata Boys and limited complimentary ice for that BBQ, cooler, picnic or party.

90 DAY PAST DUE ACCOUNTS

- 1238 Southampton (Badham, past owner)
- 4270 Gloucester (Bond, past owner)
- 4280 Dunmore (Clark)
- 4293 Brunswick (Bair-Leslie)
- 4304 Carnaby (Struthers, past owner)
- 4307 Arden (Jensen, past owner)
- 4308 Abby (Meir, past owner)
- 4309 Haverford (Sargent)
- 4315 Haverford (Strum)
- 4315 Rugby (Rose, past owner)
- 4318 Haverford (Altegra)
- 4318 Haverford (Strum, past owner)

From You -

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 Barrington Park. Call for quote on computers, printers, software, etc. 265-3815. 2/3

EXCEL ASSIST SERVICE Services include Carpentry, Concrete, Drywall, Painting, Plumbing, Roofing, Cooler Maintenance and Hanging Electrical Fixtures. Free estimates. Call Leo@ 359-4832 or Steve @ 261-1997 Tell them you are from Barrington Park. 1/3

PERSONAL TRAINING: Barrington Park resident Johnathan Glick is a UofU grad in Exercise and Sport Science. He is ready to help you with your health and fitness goals . He is ACE certified, Aerobics instructor who teaches at local schools and facilities. He will train you in you own home. Works well with male, female, seniors, youth and injury recovery Call Jon at 801-556-0578. Special rate for Barrington residents 2/3

PIANO LESSONS AVAILABLE I am now accepting new students starting in September. Space is limited. Call Julie Williams at 685-6198 for more information. 1/3

HAVE YOU BEEN NEGLECTING YOUR HAIR? Come see Stacy Witzel today and be on your way to beautiful hair. New customers receive \$5.00 off first visit, just mention this ad. 10 years experience 7th Street Salon, 7661 South 700 East, Midvale, UT 304-9128

YORK Heating and Air Conditioning. FURNACES AND AIR CONDITIONING UNITS Lonnie Knigge – 4233 Derbyshire Court 24/7/365 service and replacement. 599-0627 or 599-1919 (we have several installations in Barrington Park) 1/3

NEXT SCHEDULED BOARD MEETING

The Next regularly scheduled Board Meeting is set for Thursday, 14 August 6:30 PM at the Office.

	<u>Aug '02 - Jul 03</u>
Ordinary Income/Expense	
Income	
Common Area Assessment	528,203.02
Fee Income	12,542.82
Interest Income	1,064.54
Keys, Pool, Tennis, Mail	745.00
Other Income	301.24
RV Park Rentals	3,555.00
Service Charges & Fines	1,607.00
Vending Commissions	<u>282.50</u>
Total Income	548,301.12
Expense	
Bank Service Charges	368.17
Equipment Rental	1,011.79
Expenses Paid From Reserve Acct	122,160.60
Insurance	78,068.47
Labor Cost	109,806.63
Maintenance, Building	16,893.14
Maintenance, Grounds	70,129.21
Maintenance, Pool	15,815.13
Management Fees	67,296.96
Miscellaneous	525.00
Office Expenses	15,694.09
Repairs	638.05
Taxes	865.84
Utilities	26,357.19
Vehicle Expenses	<u>6,589.25</u>
Total Expense	<u>532,219.52</u>
Net Ordinary Income	16,081.60
Other Income/Expense	
Other Expense	
Other Expenses	<u>127.92</u>
Total Other Expense	<u>127.92</u>
Net Other Income	<u>-127.92</u>
Net Income	<u><u>15,953.68</u></u>

