

# BARRINGTON NEWS

NOVEMBER 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.

## **IMPORTANT NOTICE**

**The Barrington Park Homeowners Association Annual Meeting** is scheduled for **13 November 2003, 6:30 PM at Fremont Elementary School**. This is your Association and your participation is important. With this mailing is the annual meeting packet of important information required by the CC&Rs. 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 will be discussed and/or being voted on. Only those homeowners that are current with their Association fees are considered to be in good standing and have the opportunity to vote. This means that you must be current as of 13 November 2003.

**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 some of the hard decisions the Board must make. However, it is virtually impossible to make over a thousand residents happy all the time. As of press time, we have three individuals that have been officially nominated. There are another four that will soon make their final decision as to a willingness or ability for serving. Nominations will also be accepted from the floor. So far the list is:

**HART, Brian**  
**OEFELE, Klaus**  
**MCDERMOTT, Mary (incumbent)**

You will have an opportunity to listen to each, and nominees from the floor, 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 are what makes Barrington Park the Great place that it is!!

**Covenants, Conditions and Restrictions (CC&R) s.** Again, 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. The revised CC&Rs are again at the attorney for final review. Then our attorney will be 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&R 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 Fees.** The Board of Directors has decided to **NOT** ask for any maintenance fee increase and is **NOT** proposing an assessment for building upgrades. Two years ago the residents of Barrington voted the single largest increase in the Parks history. Much has been done with those additional funds and with the change in Management, where most work is being done in house, we think we need to let everything settle a while. However, there is a down side in not asking for an increase in that we know there is much that still needs to be done and that inflation will eat into some discretionary funds. We are again going to remind everyone of the vote two years ago. This is how the increases were proposed two years ago:

- \$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.

The majority of 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. 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. As always, and in accordance with the CC&Rs, financial records are available for your review and inspection at the office. We will also have the financial statements, budgets and Certified Public Accountant (CPA) report available at the Annual Meeting.

**Building Renovations** – One of the most interesting items scheduled for this year’s Annual Meeting will be the report from the Architectural Control Committee. They have come up with their plan for the renovations of the outside of the buildings. The plan has been approved by the Board and will be presented to the homeowners at the meeting.

**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 scheduled. Lawn aeration will be done, weather permitting. Fall fertilizing is done. This year’s deck replacements are done. Roof repairs are done (some replacements will still be done). 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 Randy. Snow removal will start about 5:30 – 6:00 AM when needed. It is done on a priority schedule the main roads and sidewalks first, and then the side roads and driveways last. In house personnel will do Snow plowing this year. Please do not use any salt on concrete areas to include stairs. We have snow melt material available if you feel a need to use it. Finally, please do not park on the streets during heavy snow periods and give the snow plow the right of way. Thanks!!

**FROM THE BOARD OF DIRECTORS** – ANIMAL CONTROL. It has been brought to our attention that a pet was shot with a BB gun in the Park. Simply this is not acceptable behavior in a community with so many children and buildings and glass in close proximity. There are rules that govern animals that are not under proper supervision in the park. Simply inform the Board of directors and we will apply those rules to the fullest extent. DO NOT take rule enforcement into your own hands.

**PARKING CONTROL** – Be advised that the Board has begun a campaign to increase compliance with parking rules including towing of unauthorized vehicles and/or repeated violators. The rules are simple, don’t park on the street overnight, park in your authorized spaces, if you have too many vehicles for your authorized spaces obtain a permit from the office to park in designated parking stalls, read and comply with the parking signs.

# Park Managers OCTOBER 2003 PARK REPORT

Job Order Status - 92 New requests , 60 Completed, about 66 still open. Using new system purchased by DFI should help track better and be more responsive to customers.

## Grounds - & Buildings

- Lawn cutting probably 2 more cuts, lowering ½ inch each time. Will bag. No complaints.
- Lawn equipment being maintained on schedule.
- Still fixing sprinklers.
- Balcony rails for Abby are in and waiting for time to install.
- Will fix carpet balcony's on Abby with trim painting.
- 2 more older decks were stained to get a couple more years out of them.
- West side of Cromwell repair project is scheduled for paint before winter.
- 1222 Middlesex Porch project done except railing.
- 4 more garage doors replaced.
- 2 New Doggie Stations are in and operational.
- 3 Trees were removed and stumped.
- 2 skunks removed from Park
- Will go to nursery next week to get new trees and shrubs. Will plant late fall.
- Removed sod from new maintenance area. Spreading around Park.
- New Fence is up in the new maintenance area. Will get gravel and curbing.
- Cromwell Project. Fences pulled, AC moved, Pads are out, concrete coming approx 20 Oct. Then all will fenced, enclosed by owner.
- Roof repairs going on by our crew. Lots of flashing and trim replacement.
- Soffit and fascia repairs or replacements on going throughout Park.
- Siding repair and replacement of really bad buildings.
- Fence Painting is still ongoing and will as long as weather holds.
- 25 Metal handrails are being fixed in the Park. Welding in new pieces and repainting.
- All road repairs are complete.
- Recycle Bin moved to west of mailroom. We will make money on this if it stays "clean".
- Removed pond pumps for winter.
- Pool shut down cover and treated for winter. Will provide stats. Sept not good.
- Will replace 8 more chase covers before winter. Will remove wood frames.
- Planning on patio fencing east side of Taryton this year.

These are my stated objectives before winter sets in:

- Patios and fences out and replaced on Cromwell. (in progress).
- 4314 & 4315 Rugby front wall panels fixed. (done)
- Begin "lifting" covered decks. (plans in progress)
- Paint Abby trim, vinyl rails and balcony repairs. (on schedule)
- Dredge ponds (investigating)
- Fence and design new area acquired by RV park. (done)
- Start ringing trees. ( weather permitting)
- Continue random painting (on going)
- Trees out and stumped (Done)
- Sod will be moved from new maintenance area to other spots. ( done)
- 1144 Norwalk Flowerbox (tried, back to drawing board)
- Speed bumps painted. (planned)
- Shave sidewalks with bumps. (planned)

## Ponds –

- Would like to begin dredging # 2. Need to rent equipment.

Dredging possibility to go along with composting.

Office –

- Letters sent are in reading file
- Still need to update Web Page
- New maintenance system working well.
- Four liens were placed this month.
- Significant change in accounts payable due to write off.
- Working with new auditor.
- Behind on Budget Submission but will still be able to meet deadlines.
- Reserved Fremont Elementary School for the 13<sup>th</sup> of November
- “Slow the Flow” Report in. We look pretty good. Good suggestions.

**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. 1/3

*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. 3/3

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

*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 7<sup>th</sup> Street Salon, 7661 South 700 East, Midvale, UT 304-9128 3/3

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

*KARRIE HUMMEL (a Barrington Park resident)* - Is looking for people who may be interested in getting together on an occasional basis to learn and exchange knitting ideas, techniques and patterns. If you are interested give Karrie a call at 266-5058. 1/3

**NEXT SCHEDULED BOARD MEETING** : 4 November 2003, 6:30 PM at the Office

**SEE YOU AT THE ANNUAL MEETING !**  
**13 November 2003, 6:30 PM**  
**John C. Fremont Elementary School**

# **AGENDA OF ANNUAL MEETING**

**Barrington Park Homeowners Association  
13 November 2003, 6:30 PM  
John C. Freemont Elementary School  
4249 South 1425 West**

1. Welcome & Call to Order
2. Presidents Comments
3. Park Reports
  - a. Budget
  - b. Grounds
  - c. Architectural Control
4. Presentation of Nominees for Board of Directors
  - a. Nominees to present themselves
  - b. Open questions to nominees
  - c. Elections
5. General questions and concerns from members

## PROCEDURES OF PROXY VOTING

If you cannot attend the annual meeting, these are the procedures you **must follow** to get a proxy and to file your proxy and have it count.

a. Proxy Ballots will be available from the following  
Nomination Committee Members

- |                                     |                                      |
|-------------------------------------|--------------------------------------|
| 1. Barbara Whaley<br>(801) 268-4625 | 4316 Arden Court                     |
| 2. Laura Geisler<br>(801) 262-8128  | 4315 Arden Court                     |
| 3. Marilyn Kranc<br>(801) 262-7349  | 4251 Winfield Rd                     |
| 4. Marilyn Long                     | 1230 Norwalk Rd<br>(801) 270-8182    |
| 5. Deloris Lenhart                  | 4232 Waverly Court<br>(801) 265-0580 |

b. When you pick up the Proxy Ballot you will put an X on the required line.

c. Then you must sign and put in an envelope, seal, mark the outside “Ballot Enclosed” and drop off at the office drop box or mail to 1245 Darby Castle Way, Taylorsville, UT 84123. All Proxy Ballots must be received at the drop box or by mail no later than 6:00 PM on 13 November 2003. Ballots will put in a lock box until the Nominating Committee count of the votes. Please make sure envelopes are sealed; if envelope is unsealed your ballot will be null and void.

d. If you have any questions, please feel free to contact Barbara Whaley or Linda James.