

BARRINGTON NEWS

NOVEMBER 2004

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 Tuesday 16 November 2004, 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, if required, 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 16 November 2004. **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 seven individuals that have been officially nominated. So far the list is:

COLBURN, Rosanne
HAGBLOM, Donna (Incumbent)
HEINER, Katie

FRASER, Gregory
OLSSON, Steve (Incumbent)
PERLMAN, Mike (Incumbent)
STRONG, Evelyn

You will have an opportunity to listen to each of these candidates as well as nominees from the floor, at the annual meeting. 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. We have received the CC&Rs from our Attorney and after a review, still feel we need more homeowner input on certain items before we finalize the document. Soon after the first of the year, you will get a survey on some CC&R issues. **Maintenance Fees**. The Board of Directors has decided to **NOT** ask for any maintenance fee increase again this year. This is based on a proposal the Board has developed for the building renovations that would take some of the burden off the maintenance budget. By doing much of the work with in house labor and using Barrington Park owned equipment, we are now realizing substantial savings in our maintenance budget. There never seems to be enough money to do everything that homeowner's request, but little by little, we are making some progress. **Financial Statements** - 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

at the Annual Meeting. In accordance with the CC&R's, the Independent Audit has been ordered and is in process. Homeowners will be notified when of the results and when it will be available for review. **Insurance Report -** Earthquake insurance continues to be an item that polarizes our owners. We have again asked our insurance agent to come to the Annual Meeting and explain what our insurance covers as well as an explanation of our excess earthquake policy. You will have the opportunity to vote on this item again. **Building Renovations** – This is and will be the hot topic of the evening and probably the foreseeable future. As of this writing, one building has had the material applied and the other three are being primed and will be covered by 12 November. We are extremely pleased with the preparation and application of the product. There will be information presented from the Architectural Control Committee, an engineer and the Contractor doing the work. They will be available to answer any questions you may have. After careful consideration, the Board of Directors has decided to propose accelerating the exterior renovations. In this mailing, you are receiving information as well as **NOTICE OF A SPECIAL MEETING for the purpose of a SPECIAL ASSESSMENT.** Please review the enclosed information. Come to the annual meeting to received additional information about the purpose and need. Keep an open mind and then plan on attending the Special Meeting scheduled for 2 December 2004 at Freemont Elementary School at 6:30 PM.

OTHER NEWS

FROM THE BOARD – We are sad to announce that Klaus OEfele has had to resign from the Board due to personal reasons. We certainly appreciate the great job that Klaus has done for us. Klaus has been the Chair of our Grounds Committee and is responsible for the great improvements that the Park experienced during the past year. We will miss his leadership and thoughtful insight to the many issues that the Board deals with. Klaus has agreed to continue service on the Grounds Committee and has offered his vast knowledge of city park management. Good Luck Klaus!!

FROM MAINTENANCE

The water is off. The lines are drained. The leaves are falling (they are being picked up on a constant basis). Shrubs are being trimmed. Fall lawn aeration is done. Fall fertilizing is done. We will try to get one more grass cut done (weather permitting).. Roof repairs are done (some full 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 snowplow the right of way. Thanks!!

From Finance & Management –Homeowners who are at least 90 days in arrears are listed as follows. Others that were on the list have either become current or have been forced from their homes. Liens either have or will be placed on these properties if they are not brought current by 16 October 2004

1191 Norwalk	Hummel
1242 Thames	Gallegoes
1229 Carlton	Woodbury
4238 Derbyshire	Horne
4307 Rugby	Jensen
4309 Winfield	Moore
4319 Abby	Bird

SEPTEMBER 2004 PARK REPORT

Job Order Status - 74 New Requests, 101 Closed, 200 Still Open – an increase of 1. (counter 1541) Lost ground on backlog. Funding is biggest reason.

Grounds - & Buildings

- Sprinklers – turned back to 50% will turn off around 15 October
- Lawn mowing – stretching out, bagging for leaves- lowering height.

- Pool shut down for winter
- 3 more decks complete except for railing on one.
- Mailroom rebuilt – waiting for new coating.
- Aerating lawn for winter.
- Fertilized with winter treatment.
- Replaced 2 more garage doors.
- Balconies on Arden Court being worked.
- Re-graded and added bark under 3 decks
- Doing replacement of damaged siding on 3 building being renovated.
- Trimming shrubs throughout park as time permits.
- Planted 6 more trees with Bend-A-Board rings.
- Planted 30 new bushes and reworked flowerbeds in the townhouses
- Laid new sod in some bare spots on Gloucester, Norwalk and Rugby.
- Had tree-trimming contractor in the park for four days working on the large trees that we cannot do internally.
- Picking up yard waste daily
- Cut all trees as directed by Grounds Committee. Will stump when cost effective.
- Repairing cracked foundation on Thames.
- Shut down pump on pond 3 due to lack of water.

Major projects still on.

- “lifting” covered decks as time permits .
- Rebuild foot bridge
- Do another group of railroad ties to concrete flower boxes.
- Building renovation tests
- Continue new tree planting
- Start shrub planting in the courts.- Finished
- Rebuild decks on Haverford & Arden – Haverford complete, working Arden

Office –

- 1 each \$93.00 fine issued for multiple pets.
- Received sub of trustee on Haverford.
- Received one offer on for Haverford. Extremely low rejects as we would have lost money.
- 4 liens processing to be recorded.
- Permit received for new Maintenance Building
- New Folks
 - DeGraw 1164 Norwalk (HUD McAllister)
 - Freeman 4310 Carnaby (Nate)
 - Wahrenbrock 1238 Southampton (Bogenschutz)

Board Information

- No new information on litigation for slip and fall.
- Fremont Elementary has been reserved and deposit paid for annual meeting.
- Individual letters sent to homeowners getting renovation. (See packet for example and should you get any questions.)
- Providing information on Second Hand Smoke

Board Decisions –

Budget –

Annual Meeting Agenda -

On Hold

Smoking at the pool

7 Complaints for action.

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. 2/3

REAL ESTATE I wanted to introduce myself to you again. My name is Katie E. Heiner and I am a new resident of Barrington Park. I have lived in the Park since last August and am a real estate agent with Prudential Utah Real Estate. I have had success in selling two homes in Barrington Park for close to the asking price. From the time they were listed, I had them sold in 50 days!!!! As a resident, I have an increased interest in our Community. If you have any questions or are interested in buying or selling your home or know of someone who is, please give me a call. (801) 347-9777, Katie@move2slc.com 2//3

J&B HOME MAINTENACE – Fine tune your home today with preventive maintenance. Fix leaky taps Adjust door, Wall repairs, Painting Change Furnace Filters, Electrical Plugs and Switches, Weather seals,/caulking Call today for your 30 point inspection P) 261-3595 Cell) 597-0656. 3/3

OFFICE & HOME CLEANING – I specialize in office and home cleaning. Special rates for cleaning within Barrington Park. Also, referral discounts apply. \$100.00 cash bonus for referring a business that signs a one year contract for me to clean them! Bonus given after 2 months of continuous service. Offer can expire at anytime. Call Cory 270-5642 or 577-3063. corycarrier@msn.com 1/3

COMPUTER WORK –Computer troubleshooting, upgrades, new systems, networks, free phone advise. Special rate for Barrington Park of \$25.00 per hour. Also if I cannot fix your problem – no charge! corycarrier@msn.com 1/3

NEXT SCHEDULED BOARD MEETING : 10 November 2004, 6:30 PM at the Office

SEE YOU AT THE ANNUAL MEETING !
16 November 2004, 6:30 PM
John C. Fremont Elementary School

AGENDA OF ANNUAL MEETING

**Barrington Park Homeowners Association
16 November 2004, 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
 - d. Insurance
4. Presentation of Nominees for Board of Directors
 - a. Nominees to present themselves
 - b. Open questions to nominees
 - c. Elections
5. Building Renovation Project Presentations
6. General questions and concerns from members
7. Meeting adjourned

**BE SURE TO CALENDAR
SPECIAL MEETING**

**Barrington Park Homeowners Association
2 December 2004, 6:30 PM
John C. Freemont Elementary School
4249 South 1425 West**

PROCEDURES OF PROXY VOTING

If you cannot attend the annual meeting but still wish to vote, you **must** follow these instructions to obtain, vote and have your vote count by proxy.

Proxy Ballots will be available from the following Nomination Committee Members

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

After you have received your Proxy Ballot, you may make your selection(s) by placing “X” in the appropriate box. Or you may give your authorization to an individual to vote for you (proxy). If you give another person your Proxy, it must be another Barrington Park Homeowner as having your proxy. If you give your proxy vote to an individual, that individual shall and may vote in accordance with their best judgment. Proxies will nullify if the homeowner attends the annual meeting.

After you have either voted or given named your proxy, you must sign and put the ballot in an envelope, seal, mark the outside “Proxy Enclosed” “Attention Secretary” 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 15 November 2004 (this is the day before the meeting)**. The Secretary will notify those individuals who are able to vote under the condition of proxy. Please make sure you have signed your proxy. Please make sure envelopes are sealed; if envelope is unsealed your ballot will not be counted.

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

TO: The Homeowners of Barrington Park:

NOTICE IS HERBY GIVEN that in accordance with paragraph 3.(d) Article VI of the CC&Rs a Special Meeting of Homeowners will be held at Freemont Elementary School on the 2nd of December at 6:30 PM. The purpose of the Meeting is to consider and act upon the proposal and recommendation of the Board of Directors for a SPECIAL ASSESMENT for CAPITOL IMPROVEWMENT AND REPAIR and the conditions for such assessment as follows:

1. To approve a Special Assessment in the amount of one million two hundred and seventy-five thousand dollars (\$1,275,000) which will be placed in a special account to be used specifically for the external renovation and coating of the one hundred and nineteen (119) buildings of the Barrington Park Planned Unit Development (PUD). Funds collected under this Special Assessment will not be used for any other purpose and that any excess funds generated under this special assessment will be returned to the Homeowners.
2. To approve that the Special Assessment be fixed to be paid in full not later than sixty (60) months from the 1st day of January, 2005 and at a minimum of two hundred fifty (\$250.00) per calendar quarter with the first payment due not later than 31 March 2005.
3. To approve that the Special Assessment be paid on the basis of two types of buildings, they being the twin home style and the townhouse style. Twin homes assessments are set at five thousand dollars (\$5000.00) per unit. Townhouse assessments are set at three thousand Five hundred (\$3500.00) per unit. For clarification, the homes in Arden, Haverford, Abby, Whitby, Newton and Rugby Courts are considered townhouses.

The Board of Directors has fixed the close of business on 30 November 2004 as the record date for the determination of members of the Barrington Homeowners Association based on the ownership of a lot in Barrington Park on that date and are entitled to notice and to vote at such Meeting. Only those members in good standing and current on HOA fees are eligible to vote.

By approval of the Board of Directors
Barrington Park Homeowners Association

Barrington Park Homeowners Association
1245 Darby Castle Way
Taylorsville, UT 84123

4 November 2004

SUBJECT: PROPOSAL OF SPECIAL ASSESMENT FOR EXTERIOR BUILDING RENOVATION

Dear Homeowners of Barrington Park,

For years many of you have expressed to Board Members your concern of the deteriorating exteriors to our buildings. Many appraisers, realtors, building inspectors, mortgage companies, our property manager, our maintenance personnel, our own owners trying to sell their properties and finally prospective buyers have validated those concerns.

The appraisers and realtors are telling us what we already know, that is that our property values are declining. In more and more cases, building inspectors are detailing items that buyers insist be fixed before they buy in the community. In the case of FHA loans, repairs are required prior to buyers obtaining loans. Our property manager is asking for more and more funding in trying to keep pace with these demands as well as to replace deteriorating siding that is exposed to weather. Water, insects and rodents are invading structures where damage exists. In short, our community has reached the critical point where we as homeowners and Board of Directors can no longer ignore the issue of exterior building deterioration.

The current budget simply cannot keep up with the demand for repairs and requirements for new paint. After careful consideration, your of Board of Directors has decided to ask that you, the homeowners of Barrington Park, approve a Special Assessment for the purpose of renovating the exteriors of all the buildings in Barrington Park. That renovation includes repair or replacement of all trim and siding material that requires attention. Coat the exteriors with "Rhino Shield" (a liquid ceramic coating) guaranteed for 25 years. Replace and add rain gutter where required. Replace or repair decks and balconies. Repair foundation plaster where required. Replace old wooden planter boxes. Replace wood fencing to vinyl. Consolidate all communication wiring (telephone, satellite, cable) to a central location on building and eliminate unsightly hanging wire on the building exteriors. If funds permit, we will also replace the worst concrete.

In order to get the required work done, we are asking you to approve a Special Assessment in the amount of one million two hundred and seventy-five thousand dollars (\$1,275,000). The enclosed notice provides details concerning the timeframes, conditions for the assessment and building type costs.

Although we believe that the actual expenses will be more than we are asking from the assessment, money saved out of the regular budget that we would normally use to fix the most critical problems will be diverted to the renovation project.

Asking for this assessment was a difficult decision for the Board to make. We are very aware that this will be a hardship for many, especially those on fixed incomes. If there was a way we could avoid it we would. Not maintaining the outside of the buildings is not an option. The same CC&R's that govern many of the things that you can or can't do as owners also requires that we, as an Association, are required to maintain the properties. The reason is simply that the CC&R's will not allow the community to deteriorate into a substandard neighborhood where values continue to decline. Barrington Park is the only PUD in valley of this age that has never had an assessment. The time has come, as should be expected with anything of this age, that some extreme efforts need to be taken to preserve the physical structures as well as the value of our Community.

We invite you to the Annual Meeting scheduled for the 16th of November 6:30 pm Freemont Elementary School. There you will receive some valuable information concerning the renovations. You will hear from different people covering all aspects of the project. You will also have the opportunity to ask questions. We would then ask that that you take that information, study it and decide for yourself what is in the best interest of Barrington Park and as Homeowner. Then come to the Special Meeting scheduled for the 2nd of December at Freemont Elementary School, 6:30 pm. We will again go over what the renovation entails. You will again be able to ask questions and then cast your vote. Proxy voting is available as per the CC&R's by following the same instructions on the Proxy Voting contained with this mailing. The only difference is that the Envelope you submit should also state "Building Renovation Proxy". Building renovation Proxies are not due until 1 December 2004 at 6:30 pm.

This is probably the greatest decision we homeowners have ever had to make concerning the future of our properties and this community, second only to our decision to buy here initially. This vote will determine the direction of Barrington Park and have an immediate impact on our approach for the short term and for the foreseeable future. As a Board we have agonized over this proposal and the impact it will have. We unanimously felt it in the best interest of Barrington Park, The Barrington Park Homeowners Association and all homeowners to make the proposal. We urge you to vote for the Special Assessment

Sincerely,

Board of Directors
Barrington Park Homeowners Association