

# BARRINGTON NEWS

Barringtonpark.org

May 2005

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 is holding a Special Meeting on 18 May 2005.** Please see the enclosed official announcement included in this Newsletter. All homeowners are encouraged to come and participate in this very important process. The remainder of this Newsletter is abbreviated due to the Special Meeting announcement and special letter by the Board of Directors.

### **OTHER NEWS**

**SWIMMING POOL** – We are excited for our pool opening scheduled for Memorial Day weekend 28 May 2005(weather permitting). This year we were forced to expend about \$7,000 to replace the cap stones, and bring the depth makings into regulatory compliance. The work has been completed and we think it really looks wonderful. Come join us for the opening and see the upgrade for yourself. Pool monitors we are also **asking for volunteers to act as Pool Monitors** particularly during the day morning and early afternoon hours. In the past, Pool Monitors have cost us about \$8000 dollars per year. We think they are valuable in keeping control of the pool area and insuring a good experience for all visitors. However, we would appreciate reducing the cost with the help of a few civic minded residents. To volunteer, simply drop a note in the office drop box.

**FROM MAINTENANCE** – We think soon it will begin to warm up. When it does the sprinklers will be turned on and although we have been testing and fixing heads for the past few weeks, inevitably there are always a few we miss. If you know of a broken head or see a geyser when the water comes on, please let us know or pickup a flag from the office and mark the break. It really helps us with time and water waste with your help.

**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 15 2004.

1191 Norwalk	Hummel
4265 Brunswick	Sichanpheng
4295 Winfield	Lucero
4307 Haverford	Montoya
4309 Winfield	Moore
4307 Rugby	Jensen
4319 Abby	Bird

**NEXT SCHEDULED BOARD MEETING:** 12 May 2005, 6:30 PM at the Office

**1 May 2005**

**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 18th of May 2005 at 6:30 PM. The purpose of the Meeting is to consider and either approve or disapprove the recommendation of the Board of Directors for a SPECIAL ASSESMENT for CAPITOL IMPROVEMENT AND MAJOR EXTERIOR REPAIR of homeowners properties. Two Choices for the Special Assessment are offered as follows:

1. To approve a Special Assessment in the amount of \$1,112,000.00 which will be placed in a special account to be used specifically for the external renovation and painting using Sherwin Williams paint 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 placed in the reserve account for future deferred repairs. The individual assessment to each owner would be \$4,000.00.
2. To approve a Special Assessment in the amount of \$1,362,200.00 which will be placed in a special account to be used specifically for the external renovation with Rhino Shield 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 placed in the reserve account for future deferred repairs. The individual assessment to each owner would be \$4,900.00.

The Special Assessment will be fixed to be paid in full not later than sixty (60) months from the 1<sup>st</sup> day of July, 2005 and at a minimum of two hundred forty five dollars (\$245.00) per calendar quarter with the first payment due not later than 30 September 2005.

The Board of Directors has fixed the close of business on 17 May 2005 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

1 May 2005

SUBJECT: PROPOSAL OF SPECIAL ASSESMENT FOR EXTERIOR BUILDING RENOVATION

Dear Homeowners of Barrington Park,

Most of you know that last December the Board of Directors proposed a Special Assessment for the purpose renovating and repairing the exteriors of our homes. That proposal was defeated by only two votes. Although most owners felt there was need for the repairs, and there were several theories as to why the proposal failed, most comments seemed to center around not giving owners a choice other than the then proposed Rhino Shield which was used on our test homes.

The Board of Directors still has the obligation to offer solutions to homeowners to insure properties are maintained in accordance with the CC&Rs. With that obligation, the Board along with volunteers and input from homeowner groups is again informing the entire Association that there are much needed repairs and that those repairs cannot be accomplished under current budget constraints and lack of reserve funds. Because of those extensive requirements, the Board of Directors has determined a Special Assessment is still needed for building renovations in Barrington Park. The renovations include repair or replacement of all trim and siding material that requires attention. Replace and/or add rain gutter where required. Replace or repair decks and balconies. Replace old wooden planter boxes. Consolidate all communication wiring (telephone, satellite, cable) to a central location on building and eliminate unsightly hanging wire on the building exteriors (it should be noted that there would be additional cost to the homeowner for inside hook up of wiring dependent on individual needs). Further, there are only two products which the Board proposes for the covering of the buildings once repairs are accomplished. Those products are either Sherwin Williams paint applied by Pro Systems Inc or a ceramic coating applied by Rhino Coatings Inc. Other finishes such as vinyl, aluminum, stucco or brick were not considered conducive or practical for our application.

In order to get the required work done, we are asking homeowners to approve a Special Assessment. Depending on which exterior product the majority of homeowners choose would determine the actual assessment to each homeowner. The amount specifics are described in "Special Meeting Announcement" dated 1 May 2005.

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 would normally be used to fix the most critical problems will be diverted to the renovation project.

We invite you to the Special Homeowners Meeting scheduled for the 18th of May 2005, 6:30 pm at Fremont Elementary School. We will go over what the renovation entails. You will be able to ask questions and then cast your vote. Proxy voting is available as per the CC&R's by following the Proxy Voting procedures included with this mailing. Building renovation Proxies are due not later than 5:00 PM on 18 May 2005.

This is probably the greatest decision we homeowners have 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

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### PROCEDURES OF PROXY VOTING

If you cannot attend the Special 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. 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” “Attn: Secretary or your ballot will not be counted.

If you have any questions, please feel free to contact Barbara Whaley. When you have completed the ballot, mark “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 5:00 PM on 18 May 2005 (this is the day of 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 ball

**SEE YOU AT THE SPECIAL MEETING !**  
**18 May 2005, 6:30 PM**  
**John C. Fremont Elementary School**