

# BARRINGTON NEWS

Barringtonpark.org

SEPTEMBER 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.

**BACK TO SCHOOL** - It is late summer at Barrington and things are moving along on the way to fall and winter. School has started and its time to remind everyone that our children are out and on their way to or from school. Sometimes these youngsters get preoccupied and forget to look where they are going. They may dart out in the street without even thinking of the dangers. It is up to us adults to look out for their safety. We as the Board are alarmed at the speed at which we see some of our residents use. Please!! Observe the 10 ½ miles per hour limit and help us keep our kids safe.

The crew is working hard trying to get those things done that cannot be done in the cold. We have had the white fencing around the Gazebo painted, they will continue to try and get the really bad board above the front doors painted. Pond and water way cleanup will start soon, and sadly, the pool will close for the season on the 5<sup>th</sup> of September. We found out that one of our crew is particularly good a plaster repairs, so we will use him to try to get as much of the peeling foundation plaster fixed as we can.

You may have noticed that there have been a few things that maintenance has not done as regularly as last year. This includes some trimming, painting, planting and other minor jobs. The reason is because we cut back on some of the help. The result has been our ability to transfer another 30 thousand dollars to deck renovations which will result in about 9 more decks which are unsafe being rebuilt this year. This is a significant savings to you homeowners and will go far to getting much needed repairs done.

**COMPLIANCE COMMITTEE** The compliance committee is up and running. Please review your rules and CC&Rs if you are not familiar with the do's and don'ts of Barrington. They are just issuing warnings now but will crack down with fines for those who refuse to comply. **ARCHITECTURAL CONTROL COMMITTEE** – If you didn't already know, this is the committee that approves or disapproves your requests for changes to the exterior of your buildings, such as windows, doors, patio covers, cement under decks, awnings, lattice, etc. They also work closely with the Grounds Committee concerning landscaping and infrastructure issues. Greg Fraser is the Chair of the Architectural Control Committee and has decided that this Committee will meet the first Thursday of every month at 6:30 PM in the office. He invites any homeowner to come to the meeting who has issues or requests that should be addressed by architectural control. Here is a great opportunity for you to have access to your Board and Committee members. **POOL** – Thanks so much to all that used the pool. You have been just great this year concerning courtesy and cleanliness. For your information, the Pool will close for the season at 9:00 P.M. on the 5<sup>th</sup> of September. That is Labor Day.

## **BUILDING RENOVATIONS**

As most of you know, proposed assessments for building renovations twice failed to be approved by a majority of homeowners. The Board has been approached by several owners who wish to go ahead and have the exteriors of their buildings fixed ahead of any future approved efforts by the association. After consultation with our attorney and a great deal of discussion and brainstorming at our last Board meeting, the Board of Directors will **approved** such efforts by homeowners. Following is the rules that go along with this effort.

1. The coating and repairs required prior to coating of buildings will be coordinated by and through the Association Property Manager.
2. The only approved coating will be Rhino Shield.
3. Moneys expended by the homeowner will be credited toward future HOA increases or assessments
4. Only the dollar amount expended by homeowners is exempt from future payments. If a future assessment exceeds the dollar amount paid at today's prices, homeowners will be required to pay the difference.
5. All owners in a building must be willing to participate.
6. Repairs and colors will be in compliance with standards recommended by the Architectural Control Committee as approved by the Board of Directors.
7. Schedule of Payments is 1/3 upon scheduled start, 1/3 upon completion of prep and primer, 1/3 upon completion.
8. Until such time as an assessment or an HOA fee increase is passed specifically for exterior coatings, can the Board guarantee that the whole complex will have Rhino Shield.

Owners who have an interest should contact Bruce at the office as soon as possible to facilitate scheduling. He can be reached at 263-3628. As a reminder no partial buildings will be considered. The entire building must be done at the same time.

### **HOMEOWNER RESPONSIBILITY**

As a reminder, homeowners are responsible for their flower garden areas around the front and sides of their homes. This means that the area should be kept free of weeds and excessive growth. Homeowners are also responsible to keep their driveways clean of oil and other debris. They are also responsible to pick up after their animals. Compliance with these responsibilities improves the appearance as well protects a clean and healthy environment at Barrington Park. The Board has adopted the following policy concerning homeowners who do not maintain and care for their properties. Members of the Grounds, Compliance or Architectural Control Committees will identify addresses that are in need of attention. Owners will be given notice and a reasonable amount of time to correct the problem. If no action takes place by the suspense given, our current crew will take the requested action after normal work hours and the owner will be billed for that action at \$20.00 per hour.

**From Finance & Management** –HOA fees are due the 1<sup>st</sup> of the month (even if you do not get a statement until sometime later) A Late Charge of \$25.00 can be charge for any payment received after the 20<sup>th</sup> of the month. As stated in the last newsletter and per the CC&Rs, with this billing cycle, 1½ percent interest per month was charged on the unpaid balance of all accounts. Bruce cannot waive those charges. Anyone seeking relief must submit a letter to the Board with an explanation of why the finance charges or late fees should not be applied. Homeowners who are at least 90 days in arrears are listed as follows. Others that were on the list have become current. Liens either have or will be placed on these properties if they are not brought current immediately.

1242 Thames	Gallegos
4238 Derbyshire	Horne
4265 Brunswick	Sichanpheng
4295 Winfield	Lucero
4307 Rugby	Jensen

4307 Haverford  
4319 Abby

Montoya  
Bird

# AUGUST 2005 PARK REPORT

Job Order Status - 76 new Requests, 63 Closed, 234 Still Open – an increase of 13 backlog. (counter 2333)  
Funding is biggest reason for backlog. Many cement and siding requests.

## Grounds - & Buildings

- Trimming shrubs throughout Park
- Pool operation continues with another minor diaper incident
- Replacing small fences on Carnaby.
- Painting the worst of the trim on houses.
- “Ringing” trees with Bend –a-board and bark.
- Went through entire park with round-up weed control.
- Staining decks.
- Lawn care going well. Some trouble spots on weeds and water. Growing fast.
- Replacing the small wooden fences on Cromwell with vinyl.
- Working on siding repairs where holes are breaking through.
- Sprinkler repairs continuing.
- Rebuilt sprinkler valve boxes 5 total
- Many requests for bee control
- All pond pumps going off due to low water.
- Drain Line Norwalk power flush lush failed. Hose not long enough.
- Purchased vegetation killer for pond Cat Tail Control.
- Baited ponds for mosquito control.

Major projects still on .

- “Lifting” covered decks as time permits.

## Office –

- Violation letters caught up except for three .
- New Folks
  - 4233 Waverly Heater (Llewelyn)
  - 4320 Waverly Westergard ( Nygren)
  - 4273 Dunmore Wilson ( Reichman)
  - 4315 Haverford Whitaker ( FHL Strum)
  - 4321 Arden Thomas (Schaal)

## Board Information

- Slip and fall –Nothing new
- Pool Stats: July 31 Days, 1961 Swimmers, 256 Paid Hours, 66 Volunteer Hours
- Vandalism – Arden Court Paint Balls
- Stole car left at 4305 Newton ( Midvale took care of it )
- Vandalism – Benches in the Gazebo got graffiti
- Two more deck complaints

## Board Decisions –

Appeals Committee Recommendation - Salazar  
Money move for decks - 30K

How much of the cat tails do you want out ?  
Drain Line Norwalk – 2 K Manhole (Lift pump, at same time)  
Gray deck letter approval  
Change grade on 4265 Dunmore  
Josh Davis Appeal ?  
1254 Thames & 1238 Southampton Porches pulling away -

13 Complaints

On Hold

Halogen lights in the carports  
Smoking at the pool  
Second hand Smoke

**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 3/3

***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](mailto:Katie@move2slc.com) 3/3

***YORK*** - Air Conditioner replacement available to all Barrington Park residents at contractor cost. Professional, licensed contractor service and installation by Secure Mechanical, Ron Broberg, 635-7124. Due to Federal Energy Regulations that go into effect January, 2006, the price of an Air Conditioning Unit will never be as affordable as it is now. Confidential Barrington Park residents only, 10 seer 2.5 ton Condensing unit change out \$830.00. Unit, parts & labor (plus tax). 12 seer 2.5 ton Condensing unit change out \$964.00. Unit, parts & labor (plus tax). Pricing made possible by Lonnie Knigge, 599-0627, 12 year resident of Barrington park, the YORK Equipment Distributor for Utah. 1/3

**NEXT SCHEDULED BOARD MEETING** 9 September 2005, 6:30 PM at the Office