

# BARRINGTON NEWS

Barringtonpark.org

NOVEMBER 2005

In an attempt to keep the Barrington Park residents better informed of what is happening in 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.

**FALL HAS ARRIVED** – With a vengeance. It is probably rather obvious that the leaves are falling off the trees pretty fast now. The crew will be doing as much leaf clean up on a continuous basis from now until the snow makes it impossible. With the falling leaves, the grounds are not as tidy and neat as we would like but that's what comes with beautiful large mature trees. We have been pretty lucky that to date there has been no heavy snow falls. As reminder, on those days you know it is going to snow, don't park on the street and please give the plow the right of way. Speaking of snow and icy conditions, all homeowners should be aware that ice can form on streets, sidewalks, steps, grass and any other surface. A degree of caution and common sense must be used under these conditions so please be careful. As we have for the past several years, snow melt is available from the maintenance crew. Call them at 263-0822 and they will be glad to drop some by for you to spread when conditions warrant.

**ANNUAL MEETING** - The CC&Rs require that The Barrington Park Homeowners Association have its Annual Meeting in February of each year. For many years the Annual Meeting has been held in November. Although this switch was approved by a previous Board to coincide with a shift in Barrington's Fiscal year, it was never approved and properly changed in the CC&R's. There is an expectation that homeowners abide by the CC&R's. There is an expectation that the Board also abide by those same CC&R's. Therefore, until such time as the CC&Rs are officially changed, this Board of Directors is moving the Annual Meeting back to February as written in the CC&Rs. Please mark your calendars for the evening of **February 16<sup>th</sup> 2006** for the next scheduled Barrington Park Homeowners Association Annual Meeting. More information will be provided as the date gets closer.

**GOLF COURSE LAND SALE** – Many of you attended a meeting concerning this issue at the golf course clubhouse on 20 October. Certainly there was some lively debate and some pretty pointed comments at County officials. The main theme that continued to come out of this meeting is that these proposals are only being looked at as a possibility and that no decisions have been made. There are many individuals and Board members in the Park that are actively opposed to such development on our property boundaries, and are doing a great deal to try to stop it. The general consensus is that such development will have a detrimental effect on the open space, the drainage, the wildlife, traffic patterns, noise, vandalism and foot traffic. **Another public meeting has been scheduled at the Taylorsville City Hall, 2600, Taylorsville Blvd for November 10<sup>th</sup> 2005 at 6:00 PM.** We encourage as many homeowners and concerned citizens as possible to attend and voice their concerns to our city and county officials. This is a grass roots effort to let our elected leaders know what we want and expect them to do concerning our neighborhoods. Please get involved!!!

**BOARD MEETING CHANGE** – Board meetings are normally scheduled for the 2<sup>nd</sup> Thursday of each month. Due to the Public Meeting on the golf course scheduled for that same evening, the regularly scheduled Board Meeting has been moved to the 17<sup>th</sup> of November 2005. Time is scheduled for 6:30PM.

**BUILDING RENOVATIONS** – A couple of months ago, we published guidelines on the way folks who wanted building renovations could get them done sooner than any possible assessment or fees increase. We realize now that there was no incentive to have the coating done. The Board has revised the rules. Now there is more of an incentive to get the coatings done before a possible price increase. Following are the revised rules:

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 approve such efforts by homeowners. Following are 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 that are specifically made for building renovations. This credit will apply for Rhino Shield and surface preparation whether future prices for Rhino Shield are higher or lower.
4. Items that may be assessed in the future such as flower boxes or decks would still be assessed to all owners including owners who have taken this option.
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.

Until such time as an assessment or HOA fee increase is passed specifically for exterior coatings, the Board of Directors cannot 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.

**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.

1164 Norwalk	Degraw
4233 Waverly	Llewelyn
4238 Derbyshire	Horne
4265 Brunswick	Sichanpheng
4271 Gloucester	Luna
4307 Rugby	Jensen
4307 Rugby	HUD
4309 Arden	Johnson

## October 2005 PARK REPORT

Job Order Status - 85 new Requests, 39 Closed, 277 Still Open – a increase of 46 (counter 2482) Funding is biggest reason for backlog. Many cement and siding requests. Painting & siding request are increasing.

### Grounds - & Buildings

- Pool operation covered and winterized
- Replacing small front fences on Carnaby & Taryton
- Painting the worst of the trim on houses.
- Started bush trimming in between other jobs.
- Removed two trees.
- 4 more decks removed and replaced. Deck pads replaced.
- Lawn mowing height is being lowered. Will probably mow one more time.
- Laws aerated for winter.
- Sprinkler mains have been shut off. To be blown out week of 17 – 21 Oct
- Working on siding repairs where holes are breaking through.
- Continued many requests for bee control
- Pond 1 treated with Bio Ball
- 3 New decks are either finished or under construction
- Painting some fences
- Plastering some of the old foundations
- Rain gutter cleaning is on going. Holding off on houses where trees have yet to fall.
- Getting winter equipment ready.
- 2 more crew members quit. Will not replace due to winter cut backs.

### Major projects still on .

- “Lifting” covered decks as time permits.
- Pond clean up
- Bridge Repair

### Office –

- Violation letters caught up
- New Folks
  - 4274 Winfield Wilson (Mitchell)
  - 4319 Abby Bethers (Bird)
  - 4313 Whitby Smith (White)
  - 4316 Cromwell Densley (Gaydon)
  - 4300 Rugby Wolf (Redell)

Board Information

- Slip and fall –Providing attorney more info. Depositions November.
- Barrington Vehicle gas theft RV park. (Locking gas cap purchased).
- Ordered Audit start per CC&Rs
- Sent letter to Taylorsville on the north drain line. No response.
- Middlesex home re painted with approved color.
- Will start all chronic delinquent Accounts Receivable after 17 Oct. ( new bankruptcy law takes effect)

Board Decisions –

Tree removals  
FY 2006 Budget  
Annual Meeting  
Comcast Contract ready for signature  
Knigge yard redo.

14 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 2/3

***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. 3/3

***WE BUY HOUSES FAST!*** – If you're in need to sell your house quickly, we may be able to offer you cash or other fast alternative for your house. Call 801-983-4954 for more information or a complimentary consultation. 1/3

***WANT TO BE A REALESTATE INVESTOR?***- We can show you how! We offer FREE education workshops throughout Utah. Call 866-487-6336 for a free informational message. 1/3

***EARN 10% INTREST ON YOUR SAVINGS!*** If you're not happy with your current return on your IRA or 401K, call us now! We can offer you 10% return on your money. 801-755-3206 1/3

**NEXT SCHEDULED BOARD MEETING** -- 17 November 2005, 6:30 PM at the Office

