

BARRINGTON NEWS

February 2006

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 **Thursday 16 February 2006, 6:30 PM at John C. Fremont Elementary School, 4249 South 1425 West**. 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 February 2006. **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 five individuals that have been officially nominated. So far the list is:

BOOK, Jim
CRITTENDEN, Andrea
FOLLETT, Andrew

NIELSON, Katie (Incumbent)
WASSMER, Bill (Incumbent)

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 reviewed the CC&Rs from our Attorney and made several changes to his suggestions. We are still in the review process before it goes out to you the homeowners for a vote. We still feel more homeowner input is needed on certain items before we finalize the document. The big issue here is the fact that our CC&Rs have not had any changes since 1990 and are in real need of some changes to keep up with the times. **Maintenance Fees.** The Board of Directors has decided to **NOT** ask for any maintenance fee increases again this year even though the proposed budget has a \$71,000.00 shortfall. Normally the \$71,000 shortfall would equate to a fee increase of approximately \$21.00 per month. The reason that the Board is not asking for an increase is because the Board is making a proposal for again for an exterior building coating assessment (more information on the exterior coating proposal is contained further in this newsletter). If the exterior coating assessment is approved, it will take enough burden off the normal Maintenance fee shortfall to make up the difference. 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 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 completed and we are just waiting the final documents. Homeowners will be notified when of the results and when it will be available for review. **Insurance Report** - Although we anticipate a slight increase in insurance premiums due to the natural disasters in the gulf coast States. Our agent, Steve Poulton of Poulton Insurance, Inc. does not believe that they will rise significantly. We intend on keeping the earthquake insurance which is above the CC&Rs requirements. **Building Renovations** - This is and will be the hot topic of the evening. You all know that within the past year, twice the Board proposed assessments to refinish the outsides of our buildings. Twice, those proposals were turned down by two votes of the majority homeowners present at the meetings. Again, the Board of Directors has determined the need to have the building exteriors re-finished is a real need and is not getting better with age. The Board's proposal provides all the benefit of the ceramic coating but reduces the cost per homeowner by \$1,700.00. Information will be presented by selective members of the Board about the new proposal. The Board has had much debate about what and how to get our buildings done and this seems to be the most cost effective way possible. The longer we wait to do anything, the worse and more costly it becomes to correct the problem. The Board has listened to the many suggestions and concerns the homeowners have provided. After careful consideration, the Board of Directors has decided on what they feel to be the most economical way to solve this major issue. In this mailing, you are receiving **NOTICE OF A SPECIAL MEETING for the purpose of a SPECIAL ASSESMENT.** Keep an open mind and then plan on attending the Special Meeting scheduled for 16 February 2006 John C. Freemont Elementary School to be held immediately following the annual meeting 6:30 PM.

OTHER NEWS

FROM MAINTENANCE - As a reminder, work orders should be submitted for repair of anything the homeowner thinks needs to be fixed on the exterior of the home other than general painting and trim. We are aware that painting needs to be done to all homes. Maintenance and management do not walk around all 119 buildings on a daily or weekly basis. As they work around the area, they will fill out work orders as they them. However, you homeowners have a much better feel about what is or is not wrong with your property. Help maintenance help you. Fill out a maintenance requests or call when you see something that needs to be done. The Maintenance Number is 263-0822, the office number is 263-3628

From Finance & Management - HOA fees are due the 1st 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 20th of the month. As stated in the CC&Rs, 1/2 percent interest per month is 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	4271 Gloucester	Luna
1238 Thames	Berriochoa	4295 Winfield	Lucero
4229 Derbyshire	Griffiths	4307 Haverford	Montoya
4233 Waverly	Llewelyn	4307 Rugby	Jensen
4238 Derbyshire	Horne		

January 2006 PARK REPORT

Job Order Status - 66 new Requests, 131 Closed, 168 Still Open - a backlog decrease of 65 (counter 2628) Of the 168 still open, 36 are unfunded. Many cement and siding requests. Painting & siding request are increasing.

Grounds - & Buildings

- Painting, Replacing, Repairing the worst of the trim on houses.
- Bush trimming in between other jobs.
- Leaf Clean-up has continued
- 4 more decks removed and replaced.
- Deck pads replaced.
- Re-grading under new decks
- Lifted two newer decks that were sinking.
- Removed all the pond pumps
- Re-digging waterway west side of tennis court
- Removed most of overgrowth in ponds.
- Cleaning rain gutters and re-nailing into trusses.
- All Summer equipment serviced and put away for winter
- Working on siding repairs where holes are breaking through.
- Lamp repair in early am hours
- Repaired Road on Norwalk and Southampton
- Continued to work on back logged Work Orders

Major projects still on.

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

Office –

- Violation letters caught up
- New Folks
 - 1134 Norwalk Patton (Constantine)
 - 4316 Arden Recksiek/Redd (Whaley)
 - 4277 Winfield Monson (Fowler)
 - 4286 Hemmingford McNicol (Sahm)
 - 4261 Winfield Sepulveda/Gallardo (Nelson)

Board Information

- Slip and fall –Providing attorney more info. Depositions given December. More information requested and provided Plaintiff.
- Audit Report to be provided 1st week of February
- Car Prowl Arden
- Reconciled Work orders
- Card and E-Mail for Board
- Special needs list

Board Decisions –

Annual Meeting Info

Letter about Meetings

Dog Fine

Work Order 2428, 4315 Hav landscape drawing – Grounds

Work Order 2561, 4268 Dun possible tree removal – Grounds

Work Order 2503, 1266 Nor possible tree removal – Grounds

Work Order 2504, 1260 Nor possible tree removal – Grounds

Work Order 2548, 1155 Nor possible tree removal – Grounds

Work Order 2629, 1155 Nor lattice around patio – Arch Con

Work Order 2622, 4230 Wav Cut Branches off tree – Grounds

7 Complaints

On Hold

Halogen lights in the carports – Unfunded Renewed interest
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 @ 263-3628

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. 265-3813 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

STILL LIVING IN BARRINGTON PARK – And yes, I'm still in the real estate business!...and I'm still helping people find their dream homes everyday. Make sure you remember the best REALTOR in the business the next time you or someone you needs to buy or sell! I was remarried the later part of 2005 , may last name has changed from Katie E. Heiner to Katie E. Saxton. I love REFERRALS! Katie E. Saxton 801-347-9777 Salt Lake Cell, 214-793-5344 National Cell 1/3

BUYING OR SELLING YOUR HOME? Hi, my name is Jon Glick and I am a real estate agent for Coldwell Banker Residential Brokerage and a 6 year resident of Barrington Park. If you or someone you know is interested in buying or selling a home, I would be glad to offer a complimentary For Sale By Owner information package or show you how our customized marketing strategy is designed specifically to market your property. Our results are proven, as we sell more homes that the next eight competitors combined! For more information, visit my website at www.utahhomes.com/jon.glick or contact me directly at 801-983-4954. Thanks and have a great day. 1/3

NEXT SCHEDULED BOARD MEETING : 9 February 2006, 6:30 PM at the Office

SEE YOU AT THE ANNUAL MEETING !
16 February, 6:30 PM
John C. Freemont Elementary School

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SPECIAL MEETING
To follow immediately after Annual Meeting

AGENDA OF ANNUAL MEETING

**Barrington Park Homeowners Association
16 February 2006, 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. General questions and concerns from members
6. Meeting adjourned

**SPECIAL MEETING
To Follow Immediately After
Annual Meeting
16 February, 6:30 PM
John C. Freemont Elementary School
4249 South 1425 West**

PROCEDURES OF PROXY VOTING

If you cannot attend the annual or 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. Carma James
(801) 262-4621 | 4265 Dunmore Court |
| 2. Laura Geisler
(801) 262-8128bolly9 | 4315 Arden Court |
| 3. Marilyn Kranc
(801) 262-7349 | 4251 Winfield Rd |
| 4. Marilyn Long
(801) 270-8182 | 1230 Norwalk Rd |
| 5. Deloris Lenhart
(801) 265-0580 | 4232 Waverly Court |

After you have received your Proxy Ballot, you may indicate how you would like the person to whom you give proxy to vote for you. Make your selection(s) by placing “X” or circling the appropriate choice. With this Proxy, you are giving another person authorization to vote for you (proxy). If you give another person your Proxy, it must be another Barrington Park Homeowner in good standing. 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 or special meeting. Proxies provided will be for the annual and special meeting only scheduled for 16 February 2006.

You must sign and put the Proxy 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 Proxies must be received at the drop box or by mail **no later than 6:00 PM on 15 February 2006 (this is the day before the meeting)**. Please make sure envelopes are sealed; if envelope is unsealed your ballot will not be counted.

If you have any questions, please feel free to contact Carma James.

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 16th of February 2006 Immediately following the Annual Meeting Scheduled for 6:30 PM. The purpose of the Special Meeting is to consider and act upon the proposal and recommendation of the Board of Directors for a SPECIAL ASSESMENT for CAPITOL IMPROVEMENT AND REPAIR and the conditions for such assessment as follows:

1. To approve a Special Assessment in the amount of Eight Hundred and Thirty Five Thousand dollars (\$835,000) 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 placed in the Barrington Park Reserve Fund for future capitol improvement and repair.
2. To approve that the Special Assessment be fixed to each owner at \$3,000.00 be paid in full not later than sixty (60) months from the 1st day of March, 2006 and at a minimum of one hundred fifty (\$150.00) per calendar quarter with the first payment due not later than 1 June 2006(assement may be paid monthly at \$50.00 per month in addition to current HOA Maintenance fees).

The Board of Directors has fixed the close of business on 16 February 2006 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.

Homeowners who are unable to attend the special meeting may make arrangements to vote by Proxy by contacting Carma James at (801) 262-4621.

By approval of the Board of Directors
Barrington Park Homeowners Association