

BARRINGTON NEWS

Barringtonpark.org

March 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.

Elections We are pleased to announce the results of our elections that took place at the February Annual Meeting. Those that were elected to the Board of Directors for 3 year terms were B. Murphy, Katie Lou Nielson, and Bill Wassmer. These great people join the remaining six members which constitutes the nine (9) members Board as provided in the CC&Rs. At the next scheduled Board Meeting, they (the Board) will elect their Board Officers. When the results of that election are known, the results will be posted and we will include a new contact list in next month's newsletter. So the current Board members are:

**DEBBIE BASS
GREGORY FRASER
DONNA HAGBLOM
MARY MCDERMOTT
B. MURPHY**

**KATIE NIELSON
EVELYN STRONG
MIKE PERLMAN
BILL WASSMER**

We want to thank all those that did run for a Board position. All candidates were outstanding and we hope that they will all try again next year. We are lucky in Barrington Park that we have great people who care enough to get involved.

Assessment Vote - The \$3000.00 building **Assessment PASSED** by a vote of 87 for and 24 against. We are excited about what this means for Barrington Park, a "face lift" for every building. In the near future you will begin to see the buildings being worked on in earnest. It is our intent to get them done as fast as we can. The only limiting factors will be the collection of assessment monies and weather. The details of how, who, what and when you can expect to have your building done will be answered in a subsequent newsletter. The Board will be deciding those details at our next meeting scheduled for 15 March. We will make sure we publish that information so you know what those decisions are. If you have any input or ideas as to how you would like this process to move forward go, jot your suggestions on a piece of paper and drop them off in the drop box. We will review your input prior to making any decisions.

Other Annual & Special Meeting Items - In addition to the election of Board Members and the assessment vote, reports were received from the Grounds, Budget, Neighborhood Watch and CC&R Committees. All these committees are in need of volunteers and anyone wishing to participate is encouraged to drop a note at the office. Someone will then contact you.

Homeowners also received an up-to-date report on the Meadowbrook Golf Course Development from Board Member Mike Perlman. He has been in constant contact with the County and Taylorsville Mayors. At this point, the development is not going forward. However, we urge all homeowners to keep pressure on elected officials at every opportunity not to allow such development at the golf course.

Expense Repots and the 2006 Budget were passed out to everyone. Although there was a budget shortfall, the passing of the Special Assessment will allow the move some expenses from reserve account

to the building renovations and as a result the budget balances. Copies of both Expense Report and the 2006 budget are available at the office for those that were not able to attend the meeting.

The Treasurer also gave a report on the Annual Audit which is required by the CC&Rs. The CPA firm of HJ & Associates, LLC performed the audit. Their most critical comment was again our lack of an adequate reserve fund. Although this has been an ongoing finding over the previous audits, passing of the assessment has done much to correct the problem. However, we will pursue this issue further and see if we can find someone who can do a reserve account study at a reasonable cost and give us the figures of what our reserve account should be. A valid appropriate reserve account would eliminate the need of Special Assessments as was just required. More on this issue in the future. Copies of the audit are available in the office. Simply let Bruce know that you would like a copy.

And finally from the meeting, a heart-felt THANK YOU to Board Member **John Bria**. John served as the Grounds Committee Chairman for the last few years and was very active and concerned about keeping Barrington Park looking good. John and his wife Teresa have moved to Texas due to employment. We wish them well and again thank them for their service.

Assessment Payments –

HOMEOWNERS PLEASE PAY SPECIAL ATTENTION

Homeowners voted on and approved the stated Special Assessment at the Special Meeting held 15 February 2006 reprinted for your information.

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(assessment may be paid monthly at \$50.00 per month in addition to current HOA Maintenance fees).

The following provides homeowners information as to how the Special Assessment will be collected and what they can expect in the way of statements.

- 1) On or around the 1st of April 2006, homeowners will receive a statement marked “Special Assessment”. It will show an Assessment balance of \$3,000.00, less any payments made as of that date. Owners can pay this amount as they choose as long as at least \$150.00 is paid every three months. To be more specific they can pay the entire amount (there is no discount offered), or \$50.00 each month added to their current HOA fee, or wait and pay \$150.00 on the due date of the designated Quarter.
- 2) \$150.00 Minimum Due dates are established as follows:

1 June 2006	1 March 2008	1 December 2009
1 September 2006	1 June 2008	1 March 2010
1 December 2006	1 September 2008	1 June 2010
1 March 2007	1 December 2008	1 September 2010
1 June 2007	1 March 2009	1 December 2010
1 September 2007	1 June 2009	1 March 2011
1 December 2007	1 September 2009	

- 3) The amount of minimum payment is due on the date indicated. CC&Rs dictate that any special assessment not received by the 10th is considered late. Late Charges of \$25.00 may be added and Finance charges will be added.
- 4) Statements for the Special Assessment will mailed or e-mailed once every quarter until the total assessment is paid. Once the Special Assessment is paid in full, a final statement will be produced marked "PAID IN FULL" and provide the homeowner for their personal records.
- 5) By way of information, this Special Assessment is considered a Lien against the property and obligation of the current homeowner. Although it will not be recorded at the county as such unless the homeowner becomes delinquent, homeowners should disclose this information when selling or refinancing their property. This may be a negotiable item between buyers and sellers when transferring the property.
- 6) Homeowners may pay by check, money order or cash if they get a receipt from the office when paying by cash. Payments may be added to the monthly HOA maintenance fee check or a separate check can be forwarded. In either case please indicate dollars you wish to be applied to the Special Assessment.
- 7) If you have any questions or are confused about assessment payments, do not hesitate to call Bruce at 263-3628

OTHER NEWS

Lights in the Carports - For those of you who have carports, you have probably noticed that all the lights have been changed and moved to give you much better lighting. The Board approved this expenditure of funds for your safety and convenience. We hope that you are pleased with the results and feel a bit more secure. However, one of our resident law enforcement officers made a very good point that you need to be aware of. Not only does the added light allow you to better see your way to and from your home but it allows would be prowlers to better see what is inside your vehicles. Thus the recommendation is to be sure you take all your valuables out of your cars each night and day. (It was just reported that one of our owners left an IPOD in her car for 15 minutes at lunch time. When she came back out, her IPOD was gone). If it doesn't look like there is anything to steal, would be thieves will go to the car that does look like it has something of value.

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. 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 – DFI, our current Property Management Company, has notified us of an organizational change within their structure. Mike Stant has been designated as the Maintenance Supervisor and Randy Mitton has been moved to Lead Maintenance Technician. This move was made as DFI prepares to bring on crews and begin the building renovation process. Randy has served us well as the Maintenance Supervisor and has great deal of expertise and experience that will be used as we move through this very important phase in Barrington Park's history. We know Randy will do well in his new assignment.

The Park Report was omitted this month due to other information. A consolidated report will be included next month. If you can't wait that long, see Bruce in the office, he can get you one sooner.

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, 1½ 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
- 1238 Thames Berriochoa
- 4233 Waverly Llewelyn
- 4271 Gloucester Luna
- 4307 Rugby Jensen

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 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

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 2/3

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. 2/3

DISCOVER A NEW YOU! – See yourself in a whole new way with a free makeover! Find a look that expresses your style, your personality, your life. Call me to create a fabulous look that’s uniquely you. You’ll love what you discover. Marilyn Silcox, Mary Kay Independent Beauty Consultant www.maykay.com/msilcox cell 801-550-7185 1/3

Bio Performance Fuel “The Top Secret Gas Pill” – Save 25 cents to 50 cents per gallon, very simple, very inexpensive. The product is EPA approved. This is for real. Call Marilyn Silcox for details at 801-550-7185. 1/3

NEXT SCHEDULED BOARD MEETING: 15 March 2006, 6:30 PM at the Office (Note this change from the regular schedule)