

BARRINGTON NEWS

Barringtonpark.org

August 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.

MID SUMMER - It is mid summer at Barrington and things are going pretty well. We are a bit concerned about water. You may remember that last year we had only a couple of days over 100 degrees. Everything stayed really green and we saved a great deal of money on water. This year it seems that almost all of July was over 100. We now have a bumper crop of Brown spots. Some are caused by us being a little stingy on the water and some are simply that when it gets this hot, Mother Nature takes over by telling the grass to go dormant. As soon as it cools a little, it will come back with full glory. So please bear with us a little as we try to strike a balance between water conservation and keeping it beautiful. Incidentally, each day we water, it costs us roughly \$100.00, so yes, we are a little stingy. **INSECTS** - Barrington has a policy that we allow nature to take its course concerning most insect control. That is, if they live outside we do nothing. On the other hand, if they are penetrating the exterior surfaces and are entering the home, we do try to stop the insects from entering your home by repairing the damage that allowed the critters to invade in the first place. This does not preclude homeowners from purchasing their own pesticides as long as they use them in accordance with label directions and are extremely careful about neighborhood pets. We will still come spray for yellow jackets if they build a nest on the exterior of your home. **NEIGHBORHOOD WATCH** - Our Neighborhood Watch had a meeting on the 5th of July. The speaker was really good and gave some tips we should all do. They are; Call on any suspicious activity. When walking, carry a pad and pencil so you get and report accurate info. Know the hours kids should be in school. A lot of break-ins occur when kids are sluffing. Know the curfews; kids under 16, 11:00PM, youg people 16-18 1:00AM. Many break-ins occur between 4 & 6 AM. Don't hide spare keys in your yard. They (the police) commended us for having the grounds and carports well lighted. While talking about lighting did you now it only costs 5 cents a night to run a 60 watt bulb for 10 hours. Even less if you buy one of those energy efficient ones. Some folks actually unscrew the light bulbs we put in to save a dollar when in reality, having the light might save them thousands from a break-in. Go figure! **BUDGET**- The budget developed by the Budget Committee for FY 06-07 was passed by the Board at the last Board meeting. It calls for the same amount of expenses as last year so good news to Homeowners is that there will not be an increase in the HOA annual Maintenance Assessment this year. In accordance with the CC&Rs this budget is to be made available to homeowners not less than 60 days before the beginning of the fiscal year which is 1 October 2006. The Budget is available at the office. Simply let Bruce know if you want a copy. We appreciate the work of the Budget Committee. **PONDS** - After a wet fall, winter and spring, we are now in a little or no rain July. Pond number two is almost dry have turned the fountains off in ponds 1 and 3 due to low water. As the ponds dri, we will be doing some maintenance on cat tails and other vegetation that is starting to overgrow the system. We will be careful as USU tells us that ponds with cattails are an indication of a healthy ecosystem. We are also not allowed to put chemicals in the ponds as they drain to the Jordan River. We do and will continue to bait for mosquitoes. **WATERING SCHEDULES** - The water comes on at night and in the early morning hours three times a week. Usually (depending on rain and heat) those cycles are about 7 minutes in length and normally three times. This is to allow maximum soaking and avoiding run off. Do not be alarmed if you see an area getting watered more than once in one night. That is part of the plan. As always, residents are encouraged to report any

broken sprinklers that do not operate correctly. **POOL** – Thanks so much to all that use the pool. You have been just great this year concerning courtesy and cleanliness. We have had only one minor incident and it was taken care of quickly. In return for your hard efforts, it has been our hard effort to give you the cleanest pool possible. Even though there have been articles in recent newspapers about condo and apartment pools being dirty, we were informed by an inspector from the Board of Health that there are only two extremely clean pools of our type in the valley. Barrington is one of them. Congratulations to you swimmers, the monitors and the maintenance people. For your information, the Pool will close for the season at 9:00 P.M. on the 4th of September. That is Labor Day.

Building Coatings - We are excited to see the coating start going on and will continue as long as we can this year weather and money permitting. The crew is taking their time in learning all the ins and outs on these first few homes. We would rather be slow and deliberate and do an extra good job. The speed will pick up as we learn and figure out the short cuts. Next summer as the assessment money has accumulated over the winter, we will be doing many more homes. Thank you all for your support and patience.

Best Looking Garden Award – On August 10th 2006 a gift Certificate in the amount of \$50.00 will be awarded to the home that has the best looking yard. Many of you do a great deal around your homes to make Barrington look really good. The Board and Grounds Committee think you ought to be recognized for your efforts. Those of you who have not started yet there is still a little bit of time left.

Common Area and Limited Common Area – You may recall that a couple of months ago, we had an article about what was common area and what was limited common area. The definition in the CC&Rs refers to the plat maps. For clarification, on the last page of this newsletter, the Board is publishing extracts from the plat maps and how it applies to your homes. Please take a look. This is some pretty informative stuff about where you live, what you own, and what you can do.

SIGNS – We are having a bit of a problem with signs again. The CC&R's prohibit any signs or posters or displays being shown from any lot except those which state a premise is for sale or rent. Even then it must be of customary design and dimension and in the front window of the property. What this means is that you cannot place campaign signs in any areas in Barrington Park.

No fun for Maintenance - Just a thought for some that do not clean up after their pets. How would you like to push a mower or handle a trimmer all day in 100+ degree weather and have dog doo splatter your clothes and face all day. Our good natured, soft spoken, never complaining Luis does it week after week, rarely says anything, but even he finally had enough. He came in office, smelling terrible and asked if homeowners could be reminded to pick up after their animals, turned around and walked out. It's not a pretty sight to be on the receiving end. We felt bad for Luis and apologized. Then we found that the crew spends an hour or two each week scraping the mess off the undercarriages of our equipment. That costs all of us a lot of money over the course of a mowing season. .

1300 West Road Repair - Look to the next newsletter for important information concerning road repairs on 1300 West between Atherton and 4200 South (the stop sign). Mike Perlman (your President) and Bruce attended a meeting with the Taylorsville City Engineer on the 27th of July concerning the repairs. The repairs include bringing the crown down to proper level, installing a new storm sewer that doesn't drain into our pond, and installing traffic calming devices. As soon as we hear from the contractor, we will give you all the info we can. It is supposed to start about the middle of September and be done by the middle of November.

From Finance & Management – When making payments please make sure your address appears somewhere on the check or money order. Your address is your account number and helps insure your payments get posted to the proper account. Regular 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.

1242 Thames	Gallegos	4301 Rugby	Martinez
4229 Derbyshire	Griffiths	4303 Rugby	Cushing
4261 Winfield	Sepulveda/Gallardo	4305 Haverford	Hood
4271 Gloucester	Luna	4309 Winfield	Moore

Park Report

Due to limited space in this edition of the newsletter, and the cost for additional postage for one more page, the Park Report is not contained in newsletters being mailed. It is available at the office or on line at Barringtonpark.org. For those that receive your statements and newsletters by e-mail, the Park Report is attached at the back of this newsletter. (SIGN UP FOR E-MAIL DELIVERY IF YOU HAVE NOT ALREADY DONE SO)

From You – It has been a while since we received a letter that someone wanted published. Because of space and postage we eliminated the advertising this month to publish the following:

An Open Letter to all residents:

Every month we receive the Barrington Park Newsletter. And every month the letter lists the delinquent Homeowners Association. And every month, I like probably most of you, would just glance at it and shrug it off. But, the Barrington Park Homeowners Association dues are not just some abstract, black hole account.

The dues we pay are what keeps our park running. When we moved to Barrington Park we didn't agree to pay for other residents (and I'm sure you didn't either) exterior maintenance, for their home insurance, for their trash pick up, for their new deck and for their lawn mowing among other things. But that is exactly what those of us that pay our dues every month are doing.

As a resident of Barrington Park you are just as responsible for your HOA dues as you are for your house payment, your car payment or your credit card payment. Your neighbors should not have to take on your RESPONSIBILITY!

Maybe when you read this months newsletter you'll take a different view of the delinquent accounts listed. And those listed will quit shirking their responsibilities.

Greg Fraser
Barrington Park Board Member

NEXT SCHEDULED BOARD MEETING: 10 August 2006, 6:30 PM at the Office

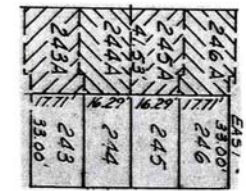
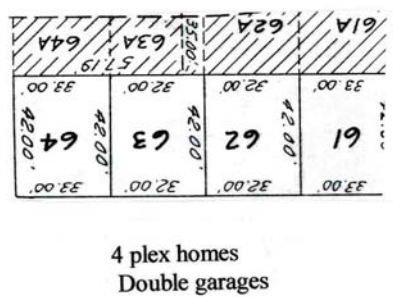
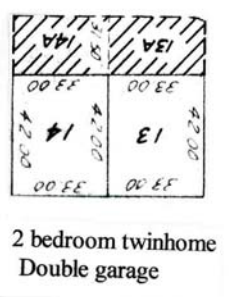
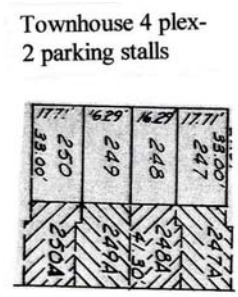
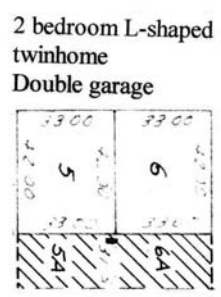
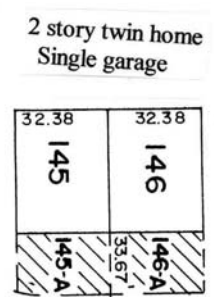
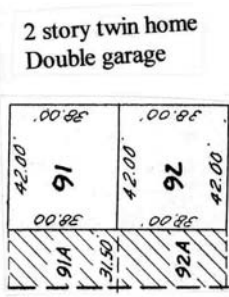
LIMITED COMMON AREA

In the interest of providing information to homeowners concerning the definition of common and limited common ground within Barrington Park, as well as what constitutes a lot, the Board of Trustees have provided the following:

Article 1, Section 5 of the CC&R's define COMMON AREA as that portion of the property which is not within the boundaries of specific numbered lots and which is owned and maintained by the Homeowners Association for the common use and enjoyment of members of the Association, including limited common areas.

Section 7 defines LIMITED COMMON AREA as that portion of the common area which is reserved for the exclusive use of the owners of adjacent lots. Limited areas are designated on the plat maps by single cross-hatching and by numbering which identifies the particular lot to which each LIMITED COMMON AREA attaches.

A LOT includes the deck or patio attached to the home, driveways and parking stalls are shown as limited common area on the plat maps.



July 2006 PARK REPORT

Job Order Status -128 new Requests, 157 Closed, 246 Still Open – a backlog decrease of 26 (counter 3175) Of the 246 still open, 33 are unfunded of which most are cement.

Grounds - & Buildings

- Pond maintenance info received will be trying new tactics to control cattails
- 2 New decks replaced (1192 & 1134 Norwalk)
- Last deck being completed as of this date (1220 – 1216 Southampton)
- 4 Tree stumps removed North & South Entrances & Abby and Haverford
- Had “concrete pumping” done to 5 porches in attempt to stop sinking. Evaluating to see if this method will provide satisfactory results.
- Round up all drives, walks, streets and fences
- Sprinkler system up and running.
- Mowing weekly Thurs & Fri.
- Patio fence painting has begun on bad ones.
- All sod has been delivered and installed.
- Second Shrub trimming will starting now.
- New Fence and Gate @ Swimming pool. Wood fence no longer economically repairable.
- Building renovations: 4304-4310 Haverford repairs complete ready for paint crew. 1217-1223 Norwalk ready for spray, delayed for wind.
- Continued to work on back logged Work Orders
- One DFI employee let go.
- DFI looking for help. Job announcements out. At Job Service.

Major projects still on.

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

Office –

- New Folks
4285 Brunswick Jacobson (Grace)
4307 Rugby Parsons (HUD)

Board Information

- Slip and fall – Nothing new
- Parking Signs here ready to place.
- Ponds Drying rapidly, odor problems adding products
- Barrington equipment theft on Haverford
- Bulk TV info
- Sign Request for Mail Pick up Parking
- DFI issue with HO

Board Decisions –

- Water problem behind 4277 Winfield
- Sign request for mail pickup parking
- Request for lower speed bumps
- 3 Complaints
- 5 Compliance Issues

On Hold -

Smoking at the pool
Second hand Smoke