

BARRINGTON NEWS

Barringtonpark.org

September 2007

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.

LATE SUMMER - It is late summer at Barrington and for our warm weather folks it has been a great one. For some of us that don't particularly like the heat, this has not been so good. Recently we heard that it is the warmest summer on record. It's time for a little relief. Even back to normal would be good. **WATERING AND GRASS** – Although our water consumption is up 18%, we still have some real problem areas. No wonder with the hottest summer on record. As it is starting to cool down some, we are seeing grass that went dormant becoming green again. We ask that you bear with us a little longer as we try to strike a balance between water conservation and keeping it beautiful. **PONDS** – We are still waiting for the City and County to start dredging Pond # 3 (the pond closest to 1300 west). Work will begin as soon as the large back hoe is available which could be tomorrow or a couple of weeks from now. Pond #1 has been drained and the cat tails are being removed. There are no plans at present to try to remove the mud on the bottom of pond 1 unless the bottom will dry enough to get our equipment in. To hire it done would simply be too expensive right now. **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 three times during the period. 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 or heads that do not operate correctly. **POOL** – Thanks so much to all that used the pool. You have been just great this year concerning courtesy and cleanliness. We also want to thank the pool monitors for their help in keeping the pool area a great place to visit. See you next year on for the Memorial Day weekend opening.

THANKS TO MARY MCDERMOTT– It is with much regret that Board of Directors accepted the resignation of Mary McDermott as a Board Member. Mary has served the Barrington Park Community for over 7 years and about three of those years as President of the Association. She has spent countless volunteer hours making Barrington Park the better place it is. Mary helped see the Park through its worse financial crisis since the beginning of the Association and was instrumental causing the turn around in repair and maintenance. We all owe Mary a great deal for her efforts in our behalf. Mary has decided she wants to spend more time with her hobby of paleontology and grandkids. Mary we wish you well thank you so much for your service.

WELCOME- Mary's resignation left a vacancy on the Board and after interviewing several volunteers, the Board decided to have **Linda Atwood** serve the remaining time of Mary McDermott's term. Linda has been a long time resident of Barrington Park and we forward to contributions to the Barrington Park and the Board. Welcome Linda!!!

CC&Rs – By now, with few exceptions, owners should have received a **PROPOSED**, again **PROPOSED** copy of the revised Covenants, Conditions and Restrictions CC&Rs (CC&Rs) concerning

Barrington Park. This is about the 4th or 5th attempt over the past 14 years to get the CC&Rs changed and up to date with the world around us. As most of you know the CC&Rs are essentially the contract we have with each other (all other homeowners) on how we want the community to be. It also describes how each owner is responsible to the community and the responsibility the community has to each owner. The old CC&Rs are sorely out of date and restrict many things that homeowners do now but really should not be doing, i.e. antennas, not in attics, cables on the outside of homes, etc. The CC&Rs also protect the owners right of quiet enjoyment of their property and increase the value overall. CC&Rs may be best described as we would our Constitution . The Constitution is the basic document that describes the rights and privileges of the individuals and at the same time describes what the country is to provide. From that point laws are enacted, in our case rules, but the basic rights of the owners as described in the CC&Rs cannot be violated. A great deal of time and expense has gone into this revision. This proposal was not done in a vacuum or overnight. It has been a 14 year journey with all the ideas and concerns coming from many owners, previous and present, Board Members previous and present, groups or committees previous and present but also our attorney to insure legality and protect owners and their Barrington Park Homeowners Association. We do not claim that the document is perfect. We also know that there is probably something in the entire document that every owner could or may take issue with because it may step on their particular toes or they feel is could be done a better way. However, we would like each owner to put aside those individual issues and ask the question; In the overall picture of a community such as Barrington Park, what is in the best interest of all the owners, families and residents as whole? If the item is still a burning issue and would absolutely cause you to not be able to vote for passing the CC&Rs when the vote is called for, please let us know what the issue is and what your recommended solution would be. Pass that question to the Committee or drop it by the office so it can be addressed. We promise that each and every question or concern will be addressed. We want this to be a productive and not destructive exchange. This should not be a divisive process. It should be an intelligent dialogue between those who have accepted the responsibility to insure community is operating correctly and those who live in the community and what they want their community to be. We encourage open, respectful dialogue and hope that before owners align themselves with groups or individuals that oppose the revised CC&Rs, they read the document and ask the questions to the proper people that can provide answers. This is the time for the questions or concerns to come forward. At a point in time, probably within the next few weeks, the Board will answer, in writing, the concerns of the owners and then call for a vote. According to current CC&Rs, signatures of at least 65% of the owners must be obtained to validate or adopt the revision or an amendment. In other words nothing can be done without the consent of at least 65% of you owners. Thus the Board is not hiding anything or trying to get around anyone. Simply, it's a process that we are all part of.

A final note about this process. Without your input now or an affirmative vote when the time comes, we are back to square one. That means we have an out of date document that many owners would not be pleased if followed to the letter, and one that a CC&R Committee would have no idea what to change in order get the owners to accept the revision. **Calls, letters, petitions or comments simply stating you do not like the revision doesn't do any good. Identification of specific issues with recommendations does lots of good.** Help us help you, hundreds of man-hours, thousands of dollars and 14 years is long enough!!!!

Building Coatings - 3 more are finished or almost finished with another 5 ready to go. We now have two paint crews going and the whole process seems to be smoothing out. With the two crews we should be able to make our goal of 20 + this year if the weather will hold out. It is taking more time that we anticipated as we are taking a lot of extra time in the preparation stages. The cedar wood buildings are the

biggest problem and most costly to fix. We are looking at some other alternatives. Apparently, previous painters did not do much caulking or scrapping. We, on the other hand, are being very thorough on the prep work and “sealing” the building. We would rather be slow and deliberate and do a extra good job. Thank you all for your support and patience.

Best Looking Garden Award – You may recall that we announced a “Best Looking Garden” contest. Well, on the 17th of August an independent judge went around Barrington Park and made his recommendations. Although many of you did a wonderful job and he had difficulty in making up his mind, A Winner was selected --So this years winner of the of **Best Looking Garden in Barrington Park is Faye Pollock at 1222 Carlton Court**. Faye will receive a \$50.00 Gift Certificate. Congratulations to her and we invite all of you to stop by and take a look. We also wanted to give honorable mention to The Huggards at 1222 Middlesex Road and The Nordykes at 4246 Winfield Road. Those home received awards last year and again did wonderful jobs this years. You have all contributed to making Barrington Park the beautiful place it is. Congratulations to the Faye and to all you!!

FROM FINANCE & MANAGEMENT – When making payments please make sure your Barrington Park 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 may be charge for any payment received after the 20th of the month. As stated in the CC&Rs, 1 percent interest per month is charged on the unpaid balance of all accounts.

The following are delinquent on maintenance fees for 60 days or longer. Liens are in progress or have been placed. Requests for Judgments and Foreclosures have started for chronic delinquencies.

4229 Derbyshire	Griffiths	4294 Brunswick	Cloward
4261 Winfield	Sepulveda/Gallardo	4301 Rugby	Martinez
4264 Taryton	Landrum	4304 Whitby	Mejia
4271 Gloucester	Luna	4307 Cromwell	Andrews
4272 Taryton	Erickson	4307 Rugby	Parsons

August 2007 Park Report

Job Order Status -117 new Requests, 137 Closed, 226 Still Open – a backlog decrease of 40 (counter 4120) Of the 226 still open, 33 are unfunded of which most are cement.

Grounds - & Buildings

- Continue working on Job Order Back Log
- Sprinklers remain a problem. Catching up on heat. Dedicated repair person.
- Major sprinkler line repair in the road at Winfield and Middlesex.
- Shrub tree trimming ongoing
- Foundation plaster being repaired
- New painting crew started.
- Renovation painting started 1200-1204 Middlesex, finishing 4268-4272 Dunmore, and 1170-1174 Norwalk. Repairs complete and awaiting paint 1254-1258 Thames, 4259-4261 Gloucester, 4239-4251 Winfield, 4261-4267 Winfield. 4271-4275 Taryton started repairs. 5 other ready for paint crew.
- Pool care daily

- Pool inspection by Board of Health – issues – pool rules, grab rails, concrete patch, clean water line tiles.
- Pool Monitor raises to Minimum Wage \$5.85.
- Pond 2 – sprayed weeds again. Ordered new trash pump to begin draining pond 1. Met with city and County on pond 3. They will begin work any day.
- Arborist called in again after spraying and deep root iron. Heat and water issues.

Office –

- New Folks -
1252 Thames McElreath (Barrington HOA)
4308 Newton Kelly (Buhr)
- Slip and fall – Court scheduled 26 – 30 November 2007.

Board Decisions –

- 10 - Complaints
- Wood home renovations
- 4272 Taryton (Attny & letter)
- Denied access

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 1/3

YORK - Air conditioning units & furnace replacement and service. Call Ron Broburg, Secure Mechanical, 635-7124, a professional licensed contractor. Discounted equipment prices furnished by Lonnie Knigge, 599-0627, 14 year resident of Barrington Park and the York distributor for Utah.

NEXT SCHEDULED BOARD MEETING: 13 September 2007, 6:30 PM at the Office