

BARRINGTON NEWS

Barringtonpark.org

DECEMBER 2007

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.

HAPPY HOLIDAYS!

The Board of Directors would like to wish each of our Association members and their families the very warmest of greetings and best wishes during the holiday season. We have much to be grateful for, particularly all of our neighbors and the people who make this such a wonderful community. We often hear about the acts of kindness you do for one another in the community. We often see the hard volunteer work you provide in your yards and serving on various committees. We love where live and believe we are surrounded by some of the best people in the world. May you enjoy the company of the ones you love and may you be blessed with peace and joy, through the holiday season, as well as the entire year.

Barrington Park Board of Directors

WINTER HAS ARRIVED - Well the first snows of the season have come. November was pretty warm and dry and we were able to get most of the leaves picked up. As the snow melts we will continue to pick up leaves as best we can. Although we sound like a broken record on some of these winter things, it is helpful for us all to be reminded and especially for the new residents to the Park. **Take note:** 1) Please be sure your outside hose is disconnected. If it is not, it increases your chances of causing ice damage to your outside faucet. Remember that the faucet is your responsibility and the HOA will not repair it if it is broken. 2) Please do not park on the street if it is snowing. The plow needs to have clear running to be able get the snow off the streets. Remember that there is no overnight parking at anytime of the year. 3) Do not put salt on any concrete surfaces. Use Ice Melt. We only use salt on the asphalt streets sparingly due to the damage it can cause.. 4) Ice melt is available from maintenance. Please use it around your walks for possible ice problem spots. Call 263-0822 if you need some. 5) Remember that on heavy snow days it may take a while before your drive and walks get cleaned. Maintenance plows and shovels snow on a priority basis. Be patient, you will be taken care of. 6) Be cautious as you move around the property. It is impossible to keep every surface clear of snow and ice 24 hours a day. There is a certain amount of personal responsibility that one must accept as they move about the property. 7) Even though it is winter and snow may cover the ground, it does not relieve pet owners of the responsibility to pick up after their animals immediately. Yellow snow is Okay. Brown and lumpy snow is not Okay. 8) Now, go out and have some fun in the snow. Make a snowman. How about some snow angels. A round of golf with orange balls. An igloo? Or maybe stay warm and comfy in your home.

ANNUAL MEETING – In accordance with the CC&Rs, in **February** we will have next Barrington Park Homeowners Association Annual Meeting. We will pick the date at the next Board meeting and let you know so you can plan on attending. There will be openings for three members of the Board Directors. If you have a desire to serve or know of someone that might be interested in serving, please contact our Nominations Committee Chairperson, Linda James, at 268-3740. More details about the meeting will be provided as the date gets closer.

SUIT SETTLED – Most of you are aware that Barrington Park was named in law suit filed in 2004. The suit was for injuries sustained by one of our residents as a result of a fall. Although the Board of Directors did not feel the suit was justified, the insurance company apparently decided to settle the suit without agreeing to fault. Settlement will be beneficial for those attempting to finance or refinance their homes in Barrington Park as some loans were turned down while litigation was still pending. At this point we do not know the impact, if any, this settlement will have on insurance premiums. Again we ask all our residents to be extremely careful as the move around the community. It is impossible for this Association to make the entire complex hazard free.

A SAFETY ITEM – Now that all your furnaces are coming on, it's a great time to either get or check your carbon monoxide detectors. We have already heard of one person in Barrington Park who was getting sick and found out her furnace was bad. Make sure you keep your carbon monoxide alarms close to the floor and obviously where you would be able to hear them. Although the problem can occur with any furnace, the older ones are more prone to have a problem. However, always get a second opinion when being told you need a new furnace. Another one of our residents was told she had a bad furnace that needed to be replaced and when she called in a second opinion, found out the first company was lying. Be safe but cautious.

SATALITE TV – Barrington Park has joined with **Salt City Satellite**, a local retailer for **Dish Network and Direct TV** to offer special pricing to our residents and to assure the installations are done to the standards and policies of Barrington Park. Salt City Satellite guarantees customer satisfaction and offers a full warranty on all systems they install. They also have several promotional packages available and will match, or in most instances, beat any advertised pricing with a comparable package. In return Barrington Park receives the commitment that Salt City Satalite will correct and rewire any satellite systems in the complex that are not installed to code or if they don't meet the expectations of Barrington Park. If we get enough residents to sign up with Salt City Satellite they will perform Quality Control inspections on a monthly basis and enforce the expected standards to maintain a satisfactory appearance on all systems. The Board feels this benefit is extremely important as we work through the outside renovations of our homes. We encourage Residents to give Salt City Satellite a call even if you already subscribe though another company. They have already helped residents with installations that other companies said they could not do. Give them a call at

(801) 577-3611

CONDOLENCES - Our sincere condolences go out to Charmaine Gallenson and the family of long time resident **Marv Gallenson**. Marv died on the 24th of November 2007. Marv was active in the affairs of Barrington Park and served on the Board of Directors for several years. Marv always gave us a smile and could be counted on for a joke or two. He cared about Barrington very much and always offered to help in anyway he could. Marv, you will be missed.

BOARD MEETING – Board meetings are normally scheduled for the 2nd Thursday of each month. Because of some Holiday conflicts, the December Board of Directors meeting has been rescheduled to Tuesday December 11th.

THE QUARTERLY SPECIAL ASSESSMENT PAYMENT WAS DUE 1 DECEMBER

Your assessment fee balance on 1 December should be no more than \$1950.00. Assessment Statements were mailed last month.

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 fro 60 day 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
4247 Winfield	Murphy	4295 Winfield	Lucero
4261 Winfield	Sepulveda/Vallardo	4301 Rugby	Martinez
4264 Taryton	Landrum	4304 Whitby	Mejia
4271 Gloucester	Luna	4307 Cromwell	Andrews
4272 Taryton	Erickson	4309 Arden	Johnson
4289 Winfield	Hansen	4309 Winfield	Moore

LIEN PROSSESSING

As a reminder, last year the Board made changes to when Liens will be recorded for delinquent accounts. For regular assessments, the date that lien processing will take place is the closest business day to the 21st of the second month a payment is due. For special assessments, the date that lien processing will take place is the closest business day to the 21st day of the third month a payment is due. Examples: Regular Assessment – Julys HOA payment is due 1 July. If that payment is not received by 21 August, a Lien will be processed. Special Assessment- If a Special Assessment payment is due the 1st of March a Lien will be processed on the 21st of June if not received. Liens that go the full cycle end up casting the homeowner about \$250.00 in additional costs that get added to the account and must be paid before a lien is released. The Board and the Property Manager hate placing liens on homeowners. Please help us by being prompt with payments.

November 2007 Park Report

Job Order Status -54 new Requests, 54 Closed, 225 Still Open – Stayed even (counter 4395) Of the 225 still open, 55 are unfunded of which most are cement.

Grounds - & Buildings

- Continue working on Job Order Back Log

- Will try to do one more close cut lawn mow this month with bagging. Lawn going dormant.
- Leaf cleanup - 1 ½ passes through the park so far. Many trees have not dropped yet. Will continue leaf pick up until snow prohibits.
- Shrub tree trimming ongoing.
- Renovation covering: 23 finished 4 more in various stages of prep or repair. Rain gutters ordered for all finished. Will continue until weather stops painting. We are trying to finish Arden Court this year
- Pond 3 – drained, dredged and debris hauled away. Must allow bank mud to dry and will try to get sod on before season ends.
- 9 new trees planted. Still have a few to go this year.
- Sod ordered and laid for those areas that have been waiting a couple months during the summer heat.
- 3 step corners repaired.
- Cement walk bridge repaired Arden Court
- Pouring cement Pad for recycle bin. (extra cement from patio pour).
- Replacing patios and fencing 4305, 4307,4309,4311 Abby. Severe settling issues cause much damage and safety issues.
- Maintenance shifted to winter hours on 5 November. New hours 8:00-4:30
- 2 Emergency call outs

Office –

- New Folks -
None this month
- Slip and fall – Court scheduled 26 – 30 November 2007.
- Audit- in earnest Wednesday 14 November. Preliminary info already submitted.
- Notified of two break-in and car theft and vandalism
- 2 Appeals

Board Decisions –

- 7 – Complaints

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 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. 2/3

NOTE THE BOARD MEETING SCHEDULE CHANGE

NEXT SCHEDULED BOARD MEETING -- 11 December 2006, 6:30 PM at the Office (this is the second Tuesday of the month)