

# BARRINGTON NEWS

Barringtonpark.org

April 2008

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.

Its spring!! One day in rains, the next it's sunshine and the next it snows. Another sure sign of Spring is the trees are all budding, the grass is starting to get green, the fountains are in the ponds( except one), the early flowers have pushed up through the soil and most everybody seems to smile a bit more. Spring is certainly a great time of year around Barrington and we hope you get a chance to just walk around Barrington and enjoy the beautiful setting we have.

## **SCAM ALERT!!!**

Two of our residents have alerted us to another scam going around the Park. A well dressed person (this one is female) will come to your door and tell that they live here in Barrington Park and that their spouse has broken down many miles away and needs to get back to the city because they are just starting a new job. The scammers prey on your sympathy, using their apparent good behavior and dress to gain your trust. They will ask you for a credit card number or a couple of dollars to get a bus ticket for their desperate loved one to get back to the city. Don't fall for it. It is a scam and they particularly like to target older people. There are many organizations set up to help folks in trouble. If you feel a need to give, give to those groups and organizations that can insure the right people are getting your hard earned money and not some con artist who is a liar and a thief not willing to make an honest living

**Board of Directors-** At the Rescheduled Annual Meeting held on the 11<sup>th</sup> of March the following three homeowners were elected to the Board; **Gregory Fraser, Donna Hagblom, and Steve Walker**. These individuals have volunteered to serve on the Board for the next 3 years and we are grateful for their service. They join Thelma Olsson, Katie Lou Nielson, David Lewis, Cindy Athman and Linda Atwood as current members of the Board. At the Board meeting on 13 March 2008, the new Board elected their officers for this year. They are **Thelma Olsson** – President, **Linda Atwood** – Vice President, **Deloris Lenhart** – Secretary, **Donna Hagblom** – Due to space and postage constraints in this newsletter, complete contact information is available on the Web (Barringtonpark.org) or pick up a flyer at the office. Those of you that receive this newsletter by email have will receive it attached by e-mail.

**Service Recognition** – As new Directors are elected, it is with regret that some must leave. We as a Board and Community want to express our appreciation to **Michael Perlman** for having completed a three year term as a Board Member. Michael served as the Chairperson of the Architectural Control Committee where he spent countless hours researching options that led us to adopting the ceramic coating we are using in our building renovations of today. Most recently Michael served two years as the President of the Board of Directors. Under his leadership Barrington Park continued to make great strides in improving the buildings, grounds, CC&Rs, Budget process and reserves. Michael spent countless hours doing work for the residents of Barrington Park. Certainly he loves his community and was willing to put forth the effort to try to make it better a better place to live. We want to thank Mike of the dedicated and unselfish service

he provided to the entire community. We wish Mike, and his lovely wife Patricia, well and hope for their continued involvement in Barrington Park.

**Open Letter From the New Board President To All Homeowners**

To: The Homeowner’s of Barrington Park  
From: Thelma Olsson, President  
Barrington Park Homeowners Association  
Subject: Barrington Park

Let me introduce my self, my husband Steve and I have lived here for 16 years as of April Fool’s day and have enjoyed the amenities around the park and the freedom of knowing we have a fairly safe little haven to call home.

Barrington Park is just like a small city, with the same trials and tribulations. We have a total of 278 homes on approximately 31 acres

Our first task is to finish the new and updated CC&R’s. The current CC&R’s that we are abiding by were written in 1990 and as we all know times have changed and our rules need changed as well. With all the wonderful suggestions given to us last year we have a fairly good idea as to what needs to be done.

The current Board of Directors is dedicated to “excellence” and want to do a great job for the residents. Please join one of the committee’s so you can be involved and have a say in getting the park running smoothly.

I consider it an honor to be President of the Barrington Park Homeowner’s Association. Have faith that I will do my best to help in any way I can to improve the relationships between the board and the homeowners, and keep Barrington Park a desirable place to enjoy your home and its surroundings.

If you have any questions or concerns you are welcome to phone me at home 269-1024, at work 466-9149, or on my cell 910-6360. In addition I can also be reached via email at [tjo@benchmarksystems.biz](mailto:tjo@benchmarksystems.biz) or [Thelma@benchmarksystems.biz](mailto:Thelma@benchmarksystems.biz). My address is 1240 Norwalk Road if you would like to drop by and just chat.

Thanks,  
Thelma

**Volunteer Committees –** There are many way in which you can be involved in Barrington Park. Please consider joining one of our committees. Some have limits on people but most are unlimited. Here is a list of possibilities for you; Architectural Control, Grounds, Compliance, Appeals, Nominating, Welcoming, CC&Rs and Budget. If any of these are of interest to you or you have any questions about what they are or what you involvement might be, ask any call the office or ask any Board Member. We want and need you help and input. The more owners that get involved, the better our community becomes.

**Building Coatings -** The Architectural Control Committee is in the process of picking the next buildings to be done. We are going to try to get 30 buildings done this year and more if the funding and weather holds out. When the 30 building are picked they will be posted and published. Approximately one week before work begins on your building, you will be contacted with for any special requirements or circumstances that need to be worked out. We cannot begin until the weather consistently stays above 55

degrees so look for that to start happening in the near future. By getting thirty building done will bring us to the half way point and just about on target for project completion.

**Landscape** – The time has come when we will start the grounds mowing, trimming and sprucing up. We are currently aerating with the first application of fertilizer and weed control being applied on the 2<sup>nd</sup> of April. If we can keep the snow off the lawn our first mow and hard edge should happen within the next couple of weeks. The sprinkler system will not be turned on until absolutely necessary for water conservation and to keep costs down (\$100.00 each day the sprinklers are on). Then you can expect all the tree ring bark to get freshened, bushes getting trimmed, weed killer being applied and when the sod farms open up, some bare patches being covered with sod. That’s for starters. Our plan also calls for some asphalt damage to be repaired. Then we want to crack seal the entire project along with a slurry coat on about half the roads this year and the rest next year. We have or are in the process of replacing 7 of the worst flower boxes. This is what we could afford in our budget this year and will do more next year or as monies might become available. Along with this landscape paragraph comes this comment from the Grounds Committee: *“Despite the cool temperatures and late snowfall, spring really is here. We’re asking each homeowner or occupant to start thinking FLOWER POWER! By planting our flower beds around our homes, we can have a long season of color and beauty. This year, we would like to set aside some planting time in May to get out together to add more color than we’ve ever had before. Let’s use our creativity and make it a lot of fun. Watch for more information to be posted in the May newsletter.”*

**5th Annual Barrington Park Wide Garage Sale** – We have tentatively set May 17-18 May 2008, for the Annual Barrington Park Garage Sale. Rules: 1) We will do the advertising to start at 8:00 AM and end at 4:00 PM daily (or until you close up your own shop at your convenience). 2) You are responsible to secure your own area. 3) All items must be removed from the common areas no later than 5:00PM Sunday afternoon. 4) Items should be placed so as NOT to impede any traffic. We will confirm dates.

**Audit Report** – In accordance with the CC&R’s, the annual audit has been completed for Barrington Park by the CPA firm HJ & Associates, LLC. There were no significant findings or recommendations other than “---the Association has not estimated the remaining lives and replacement costs of the common property, and therefore has not presented information about estimates for future costs of major repairs and replacements that will be required in the future that the accounting principles accepted in the United States of America has determined is required to supplement,--“ This is the Fifth year in a row that this comment has been made and must be addressed. It involves the almost nonexistent reserve fund for the Barrington Park Homeowners Association. Although we have made a significant improvement by being able to add \$40,000 to the reserve account this year, it is still extremely short of where it needs to be. The Board will be addressing this issue with the Budget Committee in the next few months. Copies of the report are available for any all homeowners. Drop by the office and pick one up.

**Park Report** - Due to space and postage constraints, the Property Managers Park is not included this month newsletter except to those who receive the newsletter through e-mail. If you would like a copy, stop by the office and pick one up. This is also a good opportunity to suggest that if you do have e-mail capability and do not currently receive your statements and newsletter by e-mail, that you sign up now. It’s really easy. Just give the office your e-mail address and they will do the rest!!! Saves time and money!!

**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 1<sup>st</sup> 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 20<sup>th</sup> 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.**

1164 Norwalk	DeGraw	4304 Whitby	Mejia
4229 Derbyshire	Griffiths	4309 Arden	Johnson
4261 Winfield	Sepulveda/Gallardo	4309 Winfield	Moore
4264 Taryton	Landrum	4310 Carnaby	Freeman
4271 Gloucester	Luna		

**ASSESSMENT BALANCES**

Assessment balances should be no higher than \$1800.00 with December’s payment. Those owners whose balance is greater than that will have late charges applied. Those whose balance is above \$1950.00 will have Liens placed on their property. **The following are delinquent on ASSESSMENT fees for more than 30 days with balances over \$1950.00.** Lien charges will increase the balances by approximately \$175.00. Please make you account current immediately.

1134 Norwalk	Christensen	4295 Winfield	Lucero
1164 Norwalk	DeGraw	4303 Rugby	Rhodes
1229 Carlton	Woodbury	4305 Haverford	Hood
4228 Derbyshire	Ashby	4307 Haverford	Montoya
4229 Derbyshire	Griffiths	4308 Whitby	Sotelo
4264 Taryton	Landrum	4309 Arden	Johnson
4267 Winfield	Markham	4309 Haverford	Sargent
4268 Taryton	Ipson	4309 Rugby	Hawks
4271 Gloucester	Luna	4309 Winfield	Moore
4284 Winfield	Hance	4314 Abby	Johnson
4289 Winfield	Hansen	4314 Arden	Andrews
4294 Brunswick	Cloward	4316 Whitby	Hall
		4320 Haverford	Escalante

**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 \$45/hour for any work done within Barrington Park. Call for quote on computers, printers, software, etc. 265-3813 2/3

***WEDDINGS BY WOODBURY*** Did you know that right here in Barrington Park is one of Salt Lake's hottest wedding companies? Weddings by Woodbury offers photography, flowers, videography, cakes, organization, and more. They can help you with anything you might need. Check them out on their website at [www.weddingsbywoodbury.com](http://www.weddingsbywoodbury.com). They give a 10% Barrington Park Discount to you or anyone you know. Feel free to call or email if you have any questions or would like a free consultation. .Jon & Lori Woodbury, 801.860.5674 [www.weddingsbywoodbury.com](http://www.weddingsbywoodbury.com), [lori@weddingsbywoodbury.com](mailto:lori@weddingsbywoodbury.com) 1/3

**NEXT SCHEDULED BOARD MEETING** -- 10 April 2008, 6:30 PM at the Office

## March 2008 Park Report

Job Order Status -75 new Requests, 53Closed, 213 Still Open – a increase of 22 requests (counter 4597)  
Of the 213 still open, 50 are unfunded of which most are cement.

### Grounds - & Buildings

- Continue working on Job Order Back Log.
- Major carport security rewiring for Newton and Rugby Courts. Required complete new lines to maintenance shed.
- Major outside security rewiring for north end of Norwalk. Required replacing Romex with conduit and distribution boxes.
- Started flower box replacements. Funded for seven this year.
- New Roof 4301-4307, 4312-4316 Cromwell, 4303-4307, 4300-4304 Carnaby , 1 more to do.
- New pumps are working very well and very often. High water this year.
- Two more homes have had repairs done awaiting weather for painters.
- Ordered 16 pallets of Rhino Coating (\$117,000.00). Enough for approx 30 homes this year. Avoids this years price increase averaging 12% so we saved 14K. (We only budgeted for about 5% increases per year).
- Anticipating beginning painting around 1 April, weather permitting.
- Fountains are in ponds and running. Will try to keep cat tails down.
- Pool will be drained the end of this month- Acid Wash scheduled for first of April by Swim Clean
- Crew changed back to summer hours 3 March. They now start at 7:00 and leave at 3:30.

### Office –

- New Folks -
  - 4311 Abby Blackie (Potter)
  - 4274 Brunswick Stanley (Jensen)
  - 4305 Winfield Jensen (Schaller)
- Audit – Finished

### Board Decisions –

- Insurance
- Recycle Program
- Flower Boxes
- 6- Complaints

**BARRINGTON PARK  
HOMEOWNERS ASSOCIATION  
2008  
BOARD OF DIRECTORS AND STAFF**

	HOME	WORK	CELL
<b><u>President</u></b>			
Thelma Olsson 1240 Norwalk Road <a href="mailto:Thelma@benchmarksystems.biz">Thelma@benchmarksystems.biz</a>	269-1024	466-9149	910-6360
<b><u>Vice President</u></b>			
Linda Atwood 1236 Norwalk Road <a href="mailto:lindaatwood50@comcast.net">lindaatwood50@comcast.net</a>		466-3747	971-3955
<b><u>Secretary</u></b>			
Deloris Lenhart Waverly Court <a href="mailto:delorislenshart@hotmail.com">delorislenshart@hotmail.com</a>	265-0580		
<b><u>Treasurer</u></b>			
Donna Hagblom 1174 Norwalk Road dhagblom@msn.com	266-4377		712-3816
Katie Lou Nielson 1170 Norwalk Road <a href="mailto:klnielson@att.net">klnielson@att.net</a>	261-0766		
Greg Fraser 4250 Gloucester Court Fraser819@hotmail.com			916-8820
David Lewis 4311 Cromwell Court Buffallo7@yahoo.com			440-1868
Cindy Athman 4314 Whitby Court <a href="mailto:tastees@integra.net">tastees@integra.net</a>	897-0784		
Steve Walker 4265 Dunmore Court <a href="mailto:Scwalker1@comcast.net">Scwalker1@comcast.net</a>	891-9328		
OFFICE (Bruce)	263-3628		
MAINTENANCE (Mike)	263-0822		
FAX	263-4303		
BRUCE BOLLINGER (Property Manager) Emergency		558-1737	
MIKE STANT (Maintenance Supervisor) Emergency		712-3447	