

# *BARRINGTON NEWS*

Barringtonpark.org

October 2009

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.



## **President's Message – Thelma Olsson**

Hello Everyone:

If you all didn't know, we had our Golf-A-Que Tourney on the 12<sup>th</sup> of September. There were 8 teams that played this year. 2 More than last year and they all wanted to keep it going, so – we'll do it again next year. Along with that event was another "Picnic in the Park" where EVERYONE (not just the golfers) were invited. We had about 70 of our fellow owners and their families show up. Everyone had a great time with plenty of food and door prizes. We hope next years event is even bigger with more golfers and non golfers. A special thanks to the volunteers who helped set up and tear down both events. We could not have done this without your help.

It has been an exciting summer with a lot of activity in our little community. We seem to be progressing and making this an even better place to live. I have great admiration for the Board of Directors who spend a great deal of time and effort on your behalf in keeping Barrington Park wonderful. But, I have even greater respect for all you homeowners' that do so much to keep this community one of the best in the city. I'm talking about the little things you do for your neighbor, picking up a piece of paper, not littering including cigarette butts, taking care of your pets, pulling a weed, planting flowers and the list just goes on and on. It may not seem much individually but when you think that there are 278 homes and probably around 1000 people that live here, collectively those little individual helps do a whole lot for all of us. Thank you very, very much.!!!

Have a wonderful fall season!

Feel free to contact me with any concerns or suggestions:

Home 269-1024

Mobile 910-6360

Work 466-9149 or email me at [Thelma@benchmarksystems.biz](mailto:Thelma@benchmarksystems.biz)

**CC&RS ARE APPROVED !!!** – After many, many years you have approved the Revised Covenants, Conveyances and Restrictions (CC&Rs). Yes, they are approved, recorded, printed, available for distribution and effective immediately. In order to keep mailing cost down, please drop by the office and pick up your copy. We want to keep track of everyone who gets a copy so we are sure everyone is aware that there is a new document. Within the next little while they will also be available on our web page, BarringtonPark.org. We want to thank the many people over many years that did their part to get a new document written and approved. Hundreds of volunteer hours finally got the job done. Also, thanks to you

homeowners for being involved enough to get the work done that needed to be done. Stop by the office and pick up your copy.

**Annual Meeting-** As we just got the CC&Rs approved, already we have changes to our routine that needs to be addressed. Paragraph 7 of Article V says “ The annual meetings shall be held in the second Thursday during the month of November unless otherwise determined by the Board of Directors.” To be quite frank, we did not know when the CC&Rs would get approved and have not planned for a November Annual Meeting. Quite a bit of work, planning and facilities coordination needs to take place so for this year we will go ahead with plans for our Annual meeting in February of 2010 and then again in November 2010 to get us in line with the CC&Rs . For planning purposes, plan on the Thursday the 18<sup>th</sup> of February 2010 but we will make formal announcements as required.

**Fall is Here - What a shock!!** From 90 degrees to 45 degrees and snow!! Soon the leaves will begin to fall, the flowers will catch that first hard frost and we could get snow that sticks at anytime. As we prepare for winter we urge you all to take a minute and walk around our beautiful grounds. Take in the last look of the flowers that you and your neighbors have planted. Enjoy the quiet warm days and cool nights before it freezes. There is hardly a day that goes by that someone visiting doesn't say “What a beautiful place this is.” Or “I had no idea there was such a place like this in the middle of the city.” Thanks to all of you who help keep it clean and wonderful. Enjoy Fall at Barrington Park!!

**Seasons Transition** –As we do move from summer to fall with winter around the corner, here is the plan. 1) Ice melt and salt has been ordered. Hopefully, four pallets will be enough for the season. Remember that Ice Melt is available for residents to spread sparing on their walkways, patios and steps. Simply let maintenance or the office know if you need some, or you can pick some up at the office after the first snow fall. Please **do not** use salt on any concrete surfaces as salt will destroy the finish. 2) The sprinkler system will be turned off, drained and blown out sometime between the middle and the end of October depending upon the amount of rain we receive and the outside temperatures. Homeowners who wish to continue watering their flowers or plants must do so with their garden hoses. 3) After Homeowners are through with outside watering and before the first real hard freeze, the outside hoses should be disconnected from the house. This helps prevent the hose bib from freezing which could cause considerable water damage to a home. As a reminder Barrington Park is not responsible for the outside hose bib or damage that may result from misuse or freezing. 3) The length of time between lawn cuttings will be opened as the growth slows. Saved lawn time will transition to leaf cleanup. 4) Rain gutters will be cleaned with those around big trees being done last after most of the leaves have fallen. 5) Renovation work will continue all through the winter, weather permitting. Actual paint application will continue until temperatures will no longer allow adequate curing (50 degrees). **What should homeowners do to get ready for winter?** 1) Again, make sure your hose is not attached to the outside hose bib before the first hard freeze. Before you unhook your hose, rinse out your garbage can. Your neighbors will appreciate it. 2) Check weather stripping around your doors and windows. 3) Make sure your furnace is working properly. 4) Do a water release from your water heater to get any sediment out of the bottom. 5) Put away or cover your patio furniture. Make sure your fireplace flue is drawing properly and if you use wood, consider having the chimney cleaned by professionals. 6) If you don't already have one, get and install a carbon monoxide detector. 7) Pick up those smoke alarm batteries so you can change them when daylight saving time changes. 8) Have your car completely serviced to include checking the battery and tires. 9) After you've done all that, sit back and relax and reward yourself with a night out!!!

**Roads -** Within the next couple of days you will see a few asphalt road repairs being made along with crack sealing. Our plan was to have the streets slurry sealed this year but simply ran out of time and hot weather. We will have the sealing and repairs done this fall and then in the early summer of next year, have all the roads done. The carports will not be sealed again as they were taken care of last year. Budgeted cost is \$35,000.00 but will do much to increase the life of our asphalt.

**Parking –** Another reminder about parking. **There is no overnight parking on the streets!!** And if you are parked in a “by permit only” area without a permit, chances are that you will be towed. This is fair warning along with the posted signs. So far there have been 5 cars towed or booted within the last two months. That costs the vehicle owner anywhere between \$85.00 and \$150.00 to get their car back.

**Renovations –** Due to bad weather in spring and early summer, we are behind in where we wanted to be at this time of year. DFI is currently looking to hire another qualified ceramic coating painter for the remainder of the season which will only last another few weeks. Although the painting may get behind for this year, we were a bit ahead of schedule for last year and still believe we can finish up next year if the weather will cooperate.

**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	4271 Gloucester	Luna
1184 Southampton	Jellings	4301 Rugby	Whitney
1192 Norwalk	Woodruff/Lawson	4305 Abby	Mann
1198 Norwalk	Silcox	4306 Newton	Cunliffe/Gilmore
1199 Norwalk	Winward	4307 Cromwell	Andrews
1208 Middlesex	Roh	4307 Haverford	Montoya
1216 Southampton	Fife	4310 Newton	Frisby
4228 Derbyshire	Ashby	4311 Abby	Blackie
4237 Derbyshire	Mosher	4319 Abby	Bethers
4261 Winfield	Sepulveda/Gallardo		

## September 2009 Park Report

Job order status will be updated next month for two months due to computer problem.

1. Continue work on job orders.

2. 4th Application of fertilizer applied to lawns.
3. Spray applied to all pine and fir trees for disease prevention.
4. Sod put down in problem areas.
5. 2 cars we towed by dealership.
6. Leaking electrical transformer box along golf course fence was replaced by Rocky Mtn Power.
7. New CC&Rs are at the County Recorder's office being recorded for each property.
8. Pond cleaning complete.
9. Pool maintenance continued throughout month.
10. Pool closed Labor end of Labor Day weekend.
11. Sprinkler repair continues with replacement of 4 main valves and 1 clock (aging system).
12. Shrub trimming started for fall season.
13. New drain system installed in area between Waverly and Gloucester due to old storm drain being filled in.
14. New drain pipes along the front of Whitby Court have been installed.
15. Restoration continues with 3 more buildings finished being coated. 1172/76 Middlesex, 4259/65 Dunmore, 4374/80 Winfield. Two building readied and one more being worked on.

Board Decisions: Roads - deck seal as compared to slurry seal.

**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

