

BARRINGTON NEWS

Barringtonparkhoa.com

May 2011

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.

Board Member Message – Charlie Huggard

Remember, **May 8th is Mother’s Day.** Happy Mother’s Day to all of the Moms in Barrington Park!

We *hope* spring is finally here! It seems a bit late this year, but the crew has started mowing the grass. Also, you may have noticed the trees being trimmed, many from damage due to late spring snow storms. In the process, we lost an old friend – the large globe willow next to the Gazebo. We had three different arborists look at it and they all recommended taking it out. If you are interested, Bruce has photos showing the split trunk. We hated to see it go, but remember, for every tree we lose, we plant two new ones. We hope you all have a chance to get out and enjoy our surroundings. Barrington Park really is a beautiful place to live.

— 8th Annual Barrington Park Garage Sale —

The dates of **May 14th and 15th** are set for the Annual Barrington Park Garage Sale. Get all that unwanted stuff out of your basement and closets and make a few bucks in the process. Each year, we have a lot of traffic coming through the park (especially on Saturday). So, be sure and participate, even if you only have a few items. Remember, **ONE MAN’S JUNK IS ANOTHER MAN’S TREASURE.**

- 1) We will advertise the sale starting at 8:00 am and ending at 4:00 pm each day.
- 2) You need to secure your own area.
- 3) All items must be removed from the common area by 5:00 pm on Sunday.
- 4) Items should be placed so as not to impede any traffic.
- 5) Have Fun!!

Water and Sprinklers – We hear that the snow pack is way above average and that makes us feel really confident about having plenty of water this year. However, we will continue to conserve and watch our systems to reduce costs as much as possible as each day the water is on costs the Association about \$100.00. The main sprinkler water lines have been charged and we will begin sprinkler repairs the first week in May. The system clocks will probably not be turned on for another two or three weeks, depending on weather. We will make adjustments as we gear toward a normal watering schedule. Owners can help by observing and reporting any sprinklers that are not operating properly or are broken. Flags will be available in a container by the office door. If owners flag a bad sprinkler, maintenance will automatically go fix it. Help us conserve and save water while keeping Barrington Park stay green and beautiful.

Yard and Garden Maintenance – There always seems to be confusion about who maintains what concerning the yards and gardens. The CC&Rs prescribe that the HOA will do all yard maintenance on the common areas. The literal interpretation would then mean up to 1 foot around owners buildings. However, we do know that some owners have planted flower gardens in front of and down the sidewalks or drives of

their properties. These plantings are done at no additional expense to the Association and are not maintained by the Association. To be clear on who maintains what areas as recommended by the Grounds Committee, the Board adopted the following policy: Homeowners who wish to plant and maintain the small areas in front of their homes and along side their driveways (normally no more than 2 to 3 feet) may do so at their own expense and **the Property Manager must be notified by those who wish to do so.** Those owners that do not notify the property manager that they wish to maintain their gardens will have their areas automatically maintained by the HOA. Owners that have planted areas and no longer wish to maintain them must notify the Property Manager. The Grounds Committee will decide what to do with the area and if it required some type of modification , the homeowner will be charged to have the area returned to HOA maintenance. It must be noted that when the HOA maintains the area, it will be the way the HOA wants it done. The Owner will have no say in the planting or care.

Building Coatings - From the Architectural Control Committee - We are planning on getting the entire renovation project done this summer season. That means the remaining 27 building will be repaired and coated. We can only hope the weather cooperates as last year we were not able to start coating until mid June. Consequently we fell short of 5 more buildings we wanted done last year. The two most limiting factors that prevent us from coating buildings are rain and wind. When we work on your building, we understand that there is some inconvenience to homeowners and for that we apologize. Please work with the crew when they arrive to help expedite the process. They will do their best to accommodate your special needs but be mindful that they are trying to work as fast and efficient as possible.

Deck Failures – Some of you that have decks on the back of your house may have notice a man taking measurements and pictures of your deck. Here is why. About 8 years ago Barrington Park had to replace the 25 year old wood decks that were falling apart and became a real safety issue. The replacement product was a composite material called TREX which was supposed to last a virtual lifetime. All the decks were replaced at a substantial cost to the Association. About three years ago we received a complaint from one of our homeowners that her new deck was falling apart. We investigated and found that the whole top of the new decking material was flaking off. Our contact with the TREX Corporation to inquire about replacement under the warranty revealed a class action lawsuit had been filed because many other consumers were having the same problem. We then evaluated all our decks and determined we had 44 of them that had issues flaking and peeling. We submitted our claim and thus the person you saw was the claim adjuster validating our claims. We anticipate getting replacement material for the inferior product. This will cause deck board replacement again. We will keep those affected by the replacement informed as we go through the process.

Pool Opening – Mark your calendars. The Barrington Park Swimming pool is scheduled to open for the season Memorial Day weekend, Saturday May 28th (weather permitting). We take a lot of pride in the cleanliness of our pool water and do much to make sure that you have a great experience with your family and guests. Our residents and guest have also done a wonderful job in keeping our pool clean and enjoyable. We intend on again having Adult Water Aerobics weekdays at 9:00AM. If you are interested, call Evelyn at 262-6786. You must be current on HOA fees and Special Assessment to use the pool.

Food Drive - George, the Mailman, just informed us that the post office is having their Annual Food Drive. You will be getting info in the mail during the week of 4 May. George tells us that he will picking up the food on the Saturday May 9th. Please drop off you canned goods at the mailroom.

Building Assessment Payments – They should all be in and complete. Those that have outstanding balances are being charged monthly late fees and interest.

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 . 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 or 5%, whichever is greater, WILL** be charged for any payment received after the 25th of the month. Homeowners who were at least 2 months in arrears as of the 25th of last month 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.

		Maintenance	Assessment
1184 Southampton	Jellings	X	
1192 Norwalk	Woodruff/Lawson	X	X
1208 Middlesex	Roh	X	X
1231 Norwalk	Kisner	X	X
4229 Derbyshire	Griffiths	X	
4261 Winfield	Sepulveda/Gallardo	X	X
4280 Dunmore	Gray	X	
4295 Winfield	Lucero		X
4307 Haverford	Montoya	X	X
4309 Winfield	Moore	X	
4310 Newton	Frisby		X
4311 Abby	Blackie	X	
4312 Cromwell	Roennbeck		X
4312 Rugby	Hodge		X
4317 Abby	Pehrson		X
4319 Abby	Bethers	X	X
4320 Haverford	Escalante	X	X

April 2011 Park Report

Job Order Status -86 new requests, 76 closed, 82 still open, an increase of 10. Of the 82 still open, 34 are unfunded of which most are cement work. (Counter7552)

Grounds - & Buildings

- Continued to make progress on work orders.
- Tree clean up after the last snow storm
- Started spring cleaning
- Round 1 of fertilization is down.
- 1st round of lawn disease is down
- Lawn seed down in some areas
- High Climbers tree service is scheduled to start 14 April
- First mow started.
- Roof bids being obtained, 4 recommended asked to bid.
- Equipment all serviced for summer operations

- Continued baiting and barrier gophers behind Norwalk
- Several calls on water infiltration
- Several calls on minor roof leaks
- Doing study and getting information on light bulbs. CFLs failing badly, sometimes within days of putting them in.
- New Fountain installed in Pond 3.
- Pool cover coming off week of 18 April, begin water conditioning.
- Sprinkler system water being turned on week of 18 April. Bringing system up from winter issues. Clocks will not be turned on for several weeks.
- 14 buildings now repaired for coating.
- Staring first painter to begin final prep for paint. Will not actually start painting until weather permits.

New Folks -

- 4283 Gloucester Mahmutovic (Baarstad- Defa)
- 1159 Norwalk Clark (US Bank)

Office -

- Financial Annual Review is complete, waiting for partner review (sometime after 15 April)
- Trex adjuster was here for two days. Should receive report within 30 days.
- Golf Course Manager says county fence contract being decided. Then our fence will be fixed.

Board Decisions – Earthquake insurance

1222 Carlton rental

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

LEGAL SERVICES- You don't need to pay \$300-400 per hour for your own TOP NOTCH Lawyer. For just 35.95 per month you get a Prepaid Legal Services Package where you receive: - Identity Theft Protection—Legal Will Preparation –Audit Assistance – Hefty discounts on all other legal services. All of this for only \$35.95 per month. Call Thelma @ 801-269-1024. 2/3

SEAMSTRESS – Expert seamstress right here in Barrington Park. More than 25 years experience in alterations and repair to women's and men's clothing including dresses, pants, shorts, shirts and all items of apparel. Also able to manufacture drapes, pillows and bed spreads. Call for all your home and clothing fabric needs. Call 801-685-7118, ask for Galina. 3/3

HOUSE CLEANING – Would you like your house cleaned? Give me a call. If you need some extra care, I'm a certified nurse assistant. Rachel 801-268-0597 1/3

NEXT SCHEDULED BOARD MEETING – 12 May 2011, 6:30 PM at the Office