

BARRINGTON NEWS

Barringtonparkhoa.com

DECEMBER 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.

PRESIDENTS MESSAGE--I'd like to thank everyone that attended our Annual Meeting. After the explanations of why we needed to increase our monthly HOA's fees, you overwhelmingly voted in the \$30.00 increase. As stated at the meeting, that \$30.00 will go directly to the Reserve Account every month and will be used exclusively for the items in the reserve account i.e. concrete work, roofs, fencing, etc. We have a lot of concrete work in driveways and patio's. The \$30.00 increase will appear on you January 2012 statements. This will go a long way in maintaining our property values and the aesthetics of Barrington Park.

There seems to be some confusion regarding insurance coverage. **DO NOT** do anything to change your dwelling coverage yet. The coverage we have now, from the drywall out, does not expire until April 1, 2012. Beginning in April 2012, the blanket policy covering the Barrington Park HOA will cover not only from the drywall out but will also cover carpeting, cabinetry, wall coverings, built-in appliances, furnaces, hot water heaters, water softeners, and anything else permanently attached to the house. This is much more extensive coverage than you had before. This coverage is mandated by Utah law because of changes made by the Utah Legislature. You will want to change your individual coverage at that time to coverage only for your personal property, tools etc. The HOA coverage will have a \$10,000.00 deductible. The homeowner will be responsible to cover the deductible in the event of a serious casualty loss. Talk to your insurance agent about getting a rider added to your personal property coverage that will cover the \$10,000. These riders are very inexpensive and with them you'll be covered. There is one other thing to talk to your insurance agent about, Earthquake Insurance. We cannot find an insurance carrier that will issue an affordable blanket policy for coverage of Barrington Park. We have been carrying 29 million at about \$18,000.00 per year. Insurance companies now want from about \$25,000 to \$50,000.00 for the same 29 million dollar but with a 10% to 15% deductible. The kicker is that the deductible of the whole project must be reached before we received anything from the insurance we carry. So, if we were to have an earthquake and Barrington Park suffered 6 million in damage, the deductible would be \$4,350,000.00 and the insurance company would only pay \$1,650,000.00. We, as a Board, felt we would be just throwing \$50,000.00 a year down the drain. These riders are also fairly inexpensive and most insurance companies will write one. I hope this will help clear up any confusion regarding insurance coverage. More will be published about insurance in the coming months.

I hope everyone had an enjoyable Thanks Giving and would like to wish everyone a very Merry Christmas!

Greg Fraser - President

ANNUAL MEETING INFORMATION --The Barrington Park Homeowners Association annual meeting was held 17 November 2011, 6:30 PM at Fremont Elementary School. The meeting was well attended and many other owners submitted absentee ballots. The meeting followed the agenda previously provided with the exception that both our Attorney and Insurance Agent spoke before the official beginning of the meeting. Although there were some items which raised spirited debate and dialogue, for the most part the meeting and participants were calm, well mannered and professional. The meeting provided valuable interchange among Association Members, the Board of Directors, our Attorney, Jonathan Rupp of Scalley, Reading, Bates and our Insurance Agent, Steve Poulton from Poulton Insurance Inc.. Of most significance was the voting on some pretty important issues. Following in this newsletter are the results of the voting.

ELECTIONS: Members had the opportunity to vote for three positions on the **Board of Directors**. Individuals who had expressed a desire to run and whose names were on the preprinted ballots were Mary Derringer, Donna Hagblom, Mary McDermott, Thelma Olsson, Diana Penny and Randy Pollock. We were extremely excited about the number of owners who were willing to serve on the Board. Although not all were elected, there will be plenty of opportunity to serve in the future. The number willing to get involved is an indication of a healthy Association. You, the membership, elected **Mary Derringer, Diana Penny and Randy Pollock** as your new Board Members effective January 2012. At the next Board meeting, elections of Board positions will be accomplished at which time we will publish the results. At this time we want to thank with complete sincerity Thelma Olsson and Deloris Lenhart for the many years of service they gave as Board members. They both leave the Board this year after having served in many positions. Our Community is a better because of these two great ladies. They have been completely involved and it would be hard to count the number of volunteer hours they gave. If you get a chance, let them know that you appreciate their service. It's people like these great folks that make living here possible. Without people being willing to get involved, the association simply could not exist. Thanks again to these fine people.

ANNUAL ASSESSMNT INCREASE Homeowners were given the opportunity to vote on \$30, \$40, \$50 or Special Assessment Increases to cover Reserve item requirements. This was presented to owners as is now required by law. The reason for the law change was insure owners were not surprised by Special Assessments and that they were given proper information about those types of future expenditure requirements. The results are in. **Owners voted to increase the Annual Assessment by the average increase of \$30 per month.** We say average because those of you who were at the annual meeting received the following explanation. The CC&Rs require that 75% of the Annual Assessment is shared equally by all homeowners and that 25% of the fees are proportional to amount of square footage owned. That means some of you will pay a little more than an additional \$30.00 per month and some a little less. The Board has agreed that the new fees will not go into effect until the 1st of January 2012. That means your January statements will reflect the new amounts. Also the dollar amounts will be rounded to even dollar amount. Your square footage is currently listed on your bills thus you can determine what your new rate will be. Based on your listed square footage, the new rates are:

| <u>Square Footage</u> | <u>Old Rate</u> | <u>New Rate</u> |
|-----------------------|-----------------|-----------------|
| 1395 | \$169.00 | \$201.00 |
| 1277 | 165.00 | 196.00 |
| 1205 | 162.00 | 193.00 |
| 1175 | 161.00 | 191.00 |
| 1050 | 157.00 | 186.00 |
| 1008 | 156.00 | 185.00 |
| 1005 | 155.00 | 184.00 |
| 958 | 154.00 | 182.00 |

Those dollars received from the increase will go directly into the reserve fund that is used only for those items identified as Reserve type items, such as roof, cement work, fencing, etc. It cannot be used for normal maintenance items such as lawn mowing, snow removal tree care, etc. Because of you vote, the only way the money could be used for other than reserve type items is if 51% of the homeowners agreed to use it for something other than what you approved.

We also want you to know that we understand this significant increase will be hard for some of our residents. No one likes the thoughts of having to pay more money for anything. However, it is apparent that the majority of us realized that Barrington Park has had a need to adequately fund the Reserve Account. As a Board of Directors, it is our pledge that the confidence you have placed in us by granting this much-needed increase will not be wasted. We will insure that you get the maximum benefit possible from every penny you provide to this community. Of course you are always welcome to identify areas of concern, cost savings suggestions or report individuals that vandalize or abuse that which we all end up paying for. When ever possible we will pass costs directly back to those that cost us scarce and precious resources.

And there you have it for the elections and basically the annual meeting. The formal ratification of the voting will take place at the next Board meeting. We want to thank all those that helped make the Annual Meeting a success and most of all, thanks to you homeowners who are concerned and were able to come and be a part of the decision making process at the lowest level of community government you could possibly be involved in.

FROM THE BOARD OF DIRECTORS

Well we talked quite a bit about the elections and the future of Barrington Park. We again want to thank the folks that volunteer time to make this a better community. And now will give you all an opportunity to help. As we stated earlier, our next board meeting is devoted to selecting officers and committee assignments. We want anyone who has an interest in serving on one or more of the committees to drop us note in the office drop box with you name, address, phone number and committee interest. The following are committees available.

- Architectural
- Appeals
- Covenants, Conditions, and Restrictions (CC&Rs)
- Finance
- Grounds
- Newsletter
- Nominations
- Welcome

DELIVERY THEFTS - Just a word of caution, we have been informed that more than once packages that are delivered and left on door steps by delivery services such as UPS, have been stolen right off the porch. Suggest you have your package delivered to a neighbor or that you be home on the day that your package is to be delivered. Neighbors can help by watching each other houses also.

CONDOLENCES - Our thoughts and prayers go out to the family of **Ray Sheffield** and especially his wife Annette, a resident of Barrington Park. Ray died on the 6th of November. Ray moved into Barrington Park many years ago and has been an absolutely great neighbor and owner. Ray Annette added to Barrington’s beauty by the wonderful flower beds they kept. Driving by Norwalk Road you could usually find Ray wood working in his garage. He always had a smile and was eager to help Barrington Park. It is Ray’s handy work that made carved wood “Barrington Park” signs you see at the south entrance as well as the middle wall on 1300 West. .He will be missed. Annette, we share in your loss and hope that you know we will do anything we can do to help.

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.

- | | |
|------------------|-----------------|
| 1170 Norwalk | Nielson |
| 1184 Southampton | Jellings |
| 1192 Norwalk | Woodruff/Lawson |
| 1199 Norwalk | Lambrose |
| 1217 Norwalk | Popham |
| 4229 Derbyshire | Griffiths |
| 4260 Dunmore | Swensen |
| 4271 Gloucester | Luna |
| 4272 Taryton | Erickson |

| | |
|----------------|---------------|
| 4289 Winfield | Hansen |
| 4301 Rugby | Citi Mortgage |
| 4307 Haverford | Montoya |
| 4309 Rugby | Hawks |
| 4309 Winfield | Moore |
| 4310 Carnaby | Feeman |
| 4311 Abby | Blackie |
| 4311 Cromwell | Lewis |
| 4314 Abby | Johnson |
| 4316 Abby | Gall |
| 4319 Abby | Bethers |
| 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 3/3

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 Legal Shield 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 or Steve @ 801-269-1024. 3/3

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. 1/3

NEW BABYSITTER – Well.. My name is Joeley and I am 14 years old. I have at least 4 yrs of experience with children from the age of 5 months old to 8 yr old. I enjoy working with kids that are younger, but will watch children that range as high as 10 yrs old. I'm great at keeping children entertained and or calm when and befog the parent may leave. I prefer to know all contacts before the parents may leave in case of any questions and or emergencies. INFORMATION: My parent and I will interview any interested (To make sure you're not crazy, dangerous, and or creepy) If you have any questions about me or my skills you can call: 801-831-5692 ask for Lacey. My number you can reach me at is : 801-266-2372 ask for Joeley. 2/3

HOUSE CLEANING Very efficient and fast worker; windows, wood work and general weekly upkeep. Available weekdays \$15.00 an hour. Most houses can be done with in a two hour time frame. Call Annaliza for an estimate. @ (801) 266-2372. 1/3

NEXT BOARD MEETING: December 8, 2011, 6:30 PM at the Office