

BARRINGTON NEWS

NOVEMBER 2011

In an attempt to keep the Barrington Park residents better informed of what is happening in 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.

IMPORTANT NOTICE

The annual meeting is scheduled for **November 17th 2011, 6:30 PM at Fremont Elementary School.** It is important that you attend as the Covenants, Conditions and Requirements (CC&Rs) require that we have at least seventy (70) Homeowners in good standing attend to make a quorum and vote. If there are not enough Homeowners in attendance, the meeting is rescheduled and it then only takes six (6) members to make a quorum. You should not want only 6 owners to decide the voting of Directors and other critical issues for the entire Association PLEASE COME TO THE MEETING. This is your Association and your participation is critical. Most of this newsletter is devoted to letting you know some of the items that will be discussed and voted on. Please take time to review the material before the annual meeting. If for some reason you are unable to attend the meeting, this newsletter and attachments provides you with instructions on how you can vote by proxy or absentee ballot. This is your opportunity to direct the future of where you live. Following are some items that you will be discussing and/or having an opportunity to vote on.

Elections. You will have the opportunity to vote for three of a nine member Board of Directors. These folks are who you elect to guide the affairs of the Park. They should reflect how you feel Barrington ought to operate. The Board of Directors is governed by the same rules and regulations as applies to all our association members and are accountable to you homeowners in a variety of ways. The Board is not a dictatorship or "we against them" organization. The Board is the "them's" as well as the "we's", the only difference is that for a short period of time they have volunteered their time, talents and efforts to make our community a better place to live. They have also agreed to the dubious task of enforcing the rules that we all agreed to live by when we moved into Barrington Park.

Assessment Increase. During the past eight (8) years, Barrington Park has not had an increase in the annual assessment. The Board has been very concerned about how an increase, on top of the Special Assessment that has been going on for five (5) years, would affect our members. Even though many on the Board realized a need for an increase, they instead took dramatic steps such as cutting labor and other areas of the budget to keep the cost down and avoid asking for additional monies even though cost have gone up on just about everything that Barrington Park uses. Funds required to maintain Barrington Park have remained relatively constant over the past seven (7) years due to those cuts.

Where Barrington Park has not met funding requirements is in its Reserve Funding. Those funds are used to replace fences, concrete, roofs, roads, sidewalks, whole house painting (as was evidenced by the need for the Special Assessment), sprinkler system renovation, pool renovations and landscaping. These are items that generally have a "shelf life" and need to be redone or refurbished on a periodic basis rather than routine maintenance. Although the Association has been able to do some of those items with excess funds from maintenance, it cannot fund all the requirements. In accordance with previous and current CC&Rs, Barrington Park undergoes a rather extensive audit each year by a Certified Public Accounting firm. Each

of these audits has carried statements that Barrington Park does not have an adequate Reserve Fund to meet the future needs of the Association.

To finally address the Reserve Fund issue, a year ago, your Association had a Reserve Study prepared by an independent consultant that specializes in Reserve Studies. The finished report identified a lack of funds being placed in the Reserve Account over the next twenty (20) years. Coincidentally, as the Board was addressing the reserve issue, so were State Lawmakers. The 2011 General Session of the State Legislature passed Senate Bill 167, CONDOMINIUM AND COMMUNITY ASSOCIATION REVISIONS. Although this legislation contains many changes in the law as to how Associations are to operate, most do not affect Barrington Park as your Association has been ahead of and doing most of those things that the law now requires. However, there were two significant changes that do affect Barrington Park, one is the Reserve Account Funding and the other is Insurance provided by the Association. Here, we are addressing the Reserve Funding.

The Board and the Barrington Park Attorney interpret the law change as follows: --- Associations are to cause that a Reserve Study is conducted and revised every two years. The Association is then to determine the Reserve funding requirement and present those requirements to the membership, The Membership then will know exactly what the anticipated reserve fund expenditures will be. Funds received to fund those reserve items must be placed in a separate Reserve Account and can be used only for reserve type items. No reserve funds can be used for maintenance items unless 51% of the Association membership agrees to transfer monies from the Reserve Account to regular maintenance. Reserve items not funded from an ongoing Reserve Account will require Special Assessments in the future.---- How this all fits in with Barrington Park is that Barrington Park already did the Reserve Study a year ago. Those of you that attended the Annual Meeting last year may remember the presentation on the Reserve Study by ECR Consulting. Although the study identified a shortfall of funding, the Board did not want to propose an increase as long as the Special Assessment was ongoing. Since last year, the law now requires that the HOA present that information to the Homeowners and that funding of the Reserve be voted on.

Your HOA has not asked for an increase in nine (9) years despite the increase in cost of just about everything we use to keep this community clean, safe, and beautiful. Simply look at your own households. Even those with modest retirements have had some sort of increase over the past nine (9) years. Not so with your Association. FACT 1; Because costs have risen, the amount of roofs, fences, flowerboxes, and like items we have been able to complete has declined. Without an increase, we simply must stop some services we can provide. FACT 2; Barrington Park is over 30 years old. There are significant infrastructure repairs/or replacements that need to be addressed. These include sprinkler system renovation, storm drain replacement, pond cleaning and pumping and like items. FACT 3: Even though we completed a major face lift for our homes, they should be recoated again starting in about 9 years. Although the amount of work to be done to the outside of our homes will be significantly less than what we just went through, it will still be expensive to recoat. Rather than a Special Assessment, it would be good to have the monies in the Reserve fund and get all work done in a year or two. FACT 4; Barrington Park has the lowest density population per acreage of any PUD in the valley. That is wonderful in terms of open space, common area, breathing room and is one of the prime reasons Barrington Park is so unique, incredible and called a "Park. However with that open space and low density comes the price of maintenance and upkeep. FACT 5; Barrington Park has the lowest Association fees of any and all PUDs in the valley that offer the equivalent services amenities and space that Barrington Owners receive. That includes even the new Associations that do not have the capital outlay for renovations due to age and open spaces as we do. Most assessments in the valley are around \$225.00+ for units with less open space and amenities than ours. FACT 6; As we let

maintenance and repair issues slide, the Park takes on the appearance of disrepair. This affects property values and when buyers and homeowners try to obtain financing or refinancing, it becomes more difficult, especially if there is an inadequate Reserve Fund. At the annual Meeting you will be provided copies of the income and expense report for the previous fiscal year. Take the time to review them and if you have questions, we are more than happy to answer them. As per the CC&Rs, the financial information is always open to the membership.

Many always ask “Where does my money go?” Here is the quick answer. We are going to assume the average Homeowners Association Fee is \$161.50 per month. So this is how you money would be spent based on the current budget (It is listed as it appears under major headings on the financial statements :

- \$ 3.25 EQUIPMENT EXPENSES This includes Fuel for the trucks and equipment. It also covers repairs and parts, oil changes and services on equipment.
- 15.54 INSURANCE At the next renewal (April 2012 This will now include exterior and interior but not personal. It does not cover earthquake insurance.
- 43.61 LABOR. This is the second largest portion of your HOA costs. you are paying \$43.61 each month to have people make sure your lawn and landscaping is done, your sprinkler system operates, your lights are on and working, your garbage is picked up, your roofs don't leak, your floods are taken care of, your fences are standing and painted, your exterior repairs are done, your sewer works, your rain gutters are attached, the pool is taken care of your leaves are picked up, the tennis courts are maintained, your snow is removed, the ponds pond (when there is water). We also use these people to save us great deal of money when fences have to be replaced, concrete is removed, and general labor that is extremely expensive when contracted out. It also includes the pool monitors to keep the pool environment a pleasant and safe experience.
- 15.54 GROUNDS MAINTENANCE This covers the costs of garbage pickup and hauling, Pet station supplies, lighting supplies, pest control for the trees and bushes, pond maintenance, road and sidewalk repair, trimming of large trees, snow deicing products. This is used mainly for the supplies associated with the items. Labor comes from the Labor category previously mentioned.
- 4.24 BUILDING MAINTENANCE, This covers the cost of all supplies or maintenance associated with damage to owner buildings. spot painting, rain gutter repair, Association building repairs deck maintenance, and carport repairs. Again, this is for supplies only. Labor is paid from the labor category.
- 1.62 POOL, This is for chemicals, supplies, licenses and small services. It does not include Pool monitors which are funded out of Labor.
- .97 TOOLS AND HARDWARE This includes all the Barrington Park hand tools used and bench stock or hardware such as nails, screws, bolts nuts, and expendable type supplies.
- 13.55 MANAGEMENT FEES - Bookkeeping, reporting, coordinates all activities relating to the daily operation of the community. Advises the Board of Directors, coordinates with Legal Counsel, liaison between owners and Board, coordinates work requests, obtains bids for contracts, represents HOA with lenders, Title companies, Real Estate agents. Provides Certified Pool Operator requirements. Property Management for the Community.
- 3.24 OFFICE EXPENSES Offices supplies, postage, computer charges, legal fees, key and lock services, copying and printing, network charges
- 8.05 UTLITIES This covers all utilities as in gas, electricity, telephone, water for the common areas and pool.
- 1.82 BAD DEBTS AND VANDALISM - This is the amount the HOA has to write off the books after it has expended all means to collect delinquent accounts. Usually this happens after a person has

declared Chapter 7 Bankruptcy. It also includes those funds required to correct vandalism problems such torn down fences, graffiti, etc.

50.07 MAJOR REPAIRS AND REMODELING, or the RESERVE FUND This is the largest outlay of your money. These are the dollars your Association uses for the major repair work that needs to be done. It goes for things like fencing, roof repair/replacement, painting or coating of entire buildings , flood control, sprinkler line replacement, road sealing or replacement, Concrete driveway/sidewalk replacement, pool renovations and major repair, waterline major repair, landscaping renovations, deck repair/replacement, and anything that what would not be considered normal routine maintenance issues. If we are able to do the project in-house, such as Fence Replacement, the labor comes from the labor category.

And there you have it. \$161.50 per month. There is nothing secret or magic as to how we came up with the numbers. Some things we will continue to be able to maintain at low cost due to economy of scale, but we need to be realistic about what we expect \$161.50 to do each month. We can tell you as the Board that we and our Property Manager have implemented many ideas that have saved a great deal of money. However, we cannot save enough to cover all that needs to be done. We are always open to ideas and suggestions on how to stretch your money so if you have any, please provide them. We know that many of you want additional services such your fence to be replaced, the patio or driveway replaced, your roof done now, changing the grade of the ground from your house, fix the drainage and so on. We wish we could do it all!

The Budget Committee, comprised of people from all over Barrington Park, and the Board of Directors have struggled with the Budget and the need to ask for an increase. We can assure you owners that we believe we have done all that can be done to avoid an increase. However, our fiduciary responsibility to the Association is to not only spend the precious dollars you provide wisely, but to also insure that Barrington Park is funded properly to provide those things that the Association is required to provide our owners and members. We ask for your support in approving the requested increase.

Insurance - Another of the changes in Utah law concerning Homeowners Associations (HOA) is insurance. Law now requires that Associations who have attached units, such as ours, must carry hazard insurance sufficient to cover damages for the interior as well as exterior of the unit. That means the HOA hazard policy will cover just about anything affixed to the your home such as cabinets, light fixtures, carpet, drapes appliances such as dishwasher, stoves ranges, etc.. It does NOT cover personal items such as clothing, pictures, furniture, dishes, computers etc.. However, the deductible for the insurance will increase from the current \$2500 to \$10,000. What that means to owners is that you should have an insurance policy on your personal items along with liability in case you are the cause to any damage to the building or your neighbor's property. That policy is commonly referred to as an HO6 policy. We highly recommend that owners also get a rider on that policy to cover the deductible should a loss occur. Our attorney will provide more information and answer questions at the annual meeting. Additionally, earthquake insurance premiums became incredibly expensive. Along with the way companies calculate the required deductibles before the insurance kick in has made it cost prohibitive. Currently we are not covered for earthquake nor do the CC&Rs require earthquake insurance. We will discuss this also at the meeting.

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
1170 Norwalk	Nielson	X	
1184 Southampton	Jellings	X	
1192 Norwalk	Woodruff/Lawson	X	X
1199 Norwalk	Lambrose	X	
4229 Derbyshire	Griffiths	X	
4260 Dunmore	Swensen	X	
4271 Gloucester	Luna	X	
4272 Taryton	Erickson	X	
4289 Winfiled	Hansen	X	
4301 Cromwell	Federal Home Mortgage	X	
4307 Haverford	Montoya	X	X
4309 Rugby	Hawks	X	
4309 Winfield	Moore	X	
4311 Abby	Blackie	X	
4311 Cromwell	Lewis	X	
4314 Abby	Johnson	X	X
4316 Abby	Gall	X	
4319 Abby	Bethers	X	X
4320 Haverford	Escalante	X	

October 2011 PARK REPORT

Job Order Status 65 new requests, 54 closed, 146 still open, an increase of 11. Of the 146 still open, 37 are unfunded of which most are cement work. (Counter 7968)

Grounds - & Buildings

- Expanding time between mows, moving height down to final winter cut
- Sprinkler system off, start winterizing blowout shortly after middle of October
- Almost daily gopher control on north and east sides of property.
- Carport went out again, old line short caused meltdown. Bad buried lines. Romex Indoor.
- Repaired fence post on Northwest fence.
- Fences replacement 4310/14 Carnaby, 4300/04 Carnaby, 4311/15 Cromwell and 4314/20 Abby.
- Fence replacement in progress for 4315/21 Abby Court.
- Coating 4271/77 Winfield and 1199/1205 Norwalk as of 13 Oct.
- Final repairs on 4269/73 Dunmore and 1216/20 Norwalk. Last two homes as of 13 Oct.
- Remaining buildings are Office, Maintenance building and generator shed.

New Folks -

- None

Office -

- Barrington Park registered on State HOA registry
- Attny and Insurance people will be at annual meeting information about new law..

Board Decisions –

- 4315 Late fees
- 4315 Water spots

Executive Session – All Complaints have been forwarded to Compliance Committee

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 Legal Shiield 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.

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

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. 1/3

NEXT BOARD MEETING: 10 November 6:30 PM at the Office

AGENDA OF ANNUAL MEETING

**Barrington Park Homeowners Association
November 17, 2011 6:30 PM
John C. Freemont Elementary School
4249 South 1425 West
Taylorsville, UT 84123**

1. Welcome & Call to Order Greg Fraser - President
2. Quorum of Homeowners Verified Matt Hickenlooper – Secretary
3. Presidents Comments & Report Greg Fraser - President
4. HOA Law Changes Jonathan Rupp - HOA Attorney
Steve Poulton - Poulton Insurance Inc
5. Committee Reports
 - a. Budget and Assessment Increase Deloris Lenhart - Treasurer & Budget Committee
 - b. Grounds & Compliance Deloris Lenhart - Committee Chair
 - c. Architectural Control Steve Walker - Committee Chair
6. Presentation of Nominees for Board of Directors -
 - Marry Derringer
 - Donna Hagblom
 - Mary McDermott
 - Thelma Olsson (incumbent)
 - Diana Penny
 - Randy Pollock (Incumbent)
 - a. Nominees to present themselves
 - b. Open questions to nominees
7. General questions and concerns from members. (Input is accepted and recorded by Board of Directors. However, no decisions can be made or voted on until subsequent meetings are held.)
8. Meeting adjourned

Barrington Park Homeowners Association

PROXY FOR THE PURPOSE VOTING AT MEETINGS

ARTICLE IV, Section 5. Proxies of the Barrington Park BYLAWS states “At all meetings of members, each member may vote in person or by proxy.” This provision allows members of the Association who cannot attend meetings to have other individuals vote for them. There is no designated format for Proxies. However this document is provided to you and may be used if you wish to give proxy to another individual. Realize that when you give your proxy, the proxy holder may vote however they wish.

If you are unable to attend the Annual Meeting scheduled for November 17, 2011 at Fremont Elementary School, at 6:30 PM, we encourage you to give your proxy to another individual that you know will attend the meeting. You should receive some assurance that the person holding your proxy will in fact vote the way you desire. If you have no one else to vote for you, we encourage you select any Board member to vote for you. Current Board Members are, Gregory Fraser, Steve Walker Matt Hickenlooper, Deloris Lenhart Thelma Olsson, Charles Huggard, Elden Bodily, Sandy Nordyke and Randy Pollock. Members and Proxy holders will vote for three new Board Members. To date 3 individuals have indicated a willingness to run for office. They are:

- Marry Derringer
- Donna Hagblom
- Mary McDermott
- Thelma Olsson (incumbent)
- Diana Penny
- Randy Pollock (Incumbent)

This proxy must be returned to “Barrington Park Homeowners Association, ATTN: Secretary, no later than 5:30 PM November 16, 2011. It must be in a sealed envelope. Please mark “Proxy” on the outside of the envelope. Either mail your proxy to: Barrington Park Homeowners Association, 1245 Darby Castle Way, Taylorsville, UT 84123 or drop in the office drop box.

Designated Individual to whom you wish to give your proxy.

Name of individual who will vote for you _____

HOMEOWNER SIGNATURE _____

PRINT HOMEOWNERS NAME _____

HOMEOWNERS ADDRESS _____

This proxy expires immediately after the 2011 Annual Meeting vote is finalized

ABSENTEE BALLOT 2011 Elections

PLEASE VOTE FOR THREE

_____DERRINGER, Mary

_____HAGBLOM, Donna

_____McDERMOTT, Mary

_____OLSSON, Thelma (incumbent)

_____PENNY, Diana

_____POLLOCK, Randy (incumbent)

_____ Write in _____

_____ Write in _____

PLEASE VOTE FOR ONE

_____ \$30 Average per month increase in the Annual Assessment, all going to Reserve Funding Requirements

_____ \$40 Average per month increase in the Annual Assessment, all going to Reserve Funding Requirements

_____ \$50 Average per month increase in the Annual Assessment, all going to Reserve Funding Requirements

Procedure for voting secret ballot absentee:

- 1. Mark your ballot as you wish to vote.**
- 2. Place your marked ballot in a sealed envelope addressed to Barrington Park HOA Secretary, marked "Ballot" Do not place you put your name or address on this envelope.**
- 3. Place the sealed, envelope with your marked ballot in another envelope. On this envelope do put your Barrington Park address on the outside of this envelope and deliver to the office.**
- 4. The secretary will mark off that you have submitted an absentee ballot and remove your unmarked inside envelope and deliver to the Nominating Committee to be opened the evening of the elections. By so doing you will have voted in secret.**

Return to Barrington Park Homeowners Association, ATTN Secretary, 1245 Darby Castle Way, Taylorsville, UT 84123, no later than 5:30 PM November 16, 2011.

