

BARRINGTON NEWS

Barringtonparkhoa.com

January 2012

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.

HAPPY NEW YEAR!!!

BOARD MESSAGE - Well it's that time of year when many of us typically make resolutions and look forward to the coming year. It is also a time to take a minute and look back on what we have accomplished. As a Board, we can say that some pretty significant things happened in the Barrington Park Community and hopefully you feel as we do, that Barrington is a better place to live. A few of the significant things that were accomplished are: Renovation of all the homes was completed except for detail work that will be done in the spring. The Special Assessment expired in March and no additional assessment was required to be charged to the owners. 6 Roofs were replaced involving tear off of the old roofs. The old wooden fencing was replaced with vinyl on all but one of the twin homes and all of Abby Court. Sprinkler system renovation was started and completed on the Back of Norwalk and the Golf course. 18 new trees were planted in various locations around the Park. Trex decking material was received from the class action lawsuit and deck replacement started. 2 new pond fountains were received and placed. Your attendance at the Annual Meeting constituted a quorum at the initial meeting for the first time in 8 years and the swimming pool had no closures due to contamination for the first time in 5 years. That might not sound like much but along with all the other things that maintain Barrington Park; we are pleased with our current status as a Community and Homeowners Association. Looking into the future we see an even brighter picture. Because of the way you owners decided to fund the items addressed in the Reserve Study, you will see even more improvements in coming year and for years out. We are proud of our Community and the commitment you owners have made in keeping this one of the best maintained and comfortable communities in the valley.

CHRISTMAS DECORATIONS – Again Homeowners should be pleased about the way Barrington Park looked during the Holidays. There were many great decorations and it made the whole community look and feel festive. The Board wants to thank all those that did decorate. So that Barrington will look well kept, please remove your decorations before the 15th of January 2012, weather permitting. If you put your Christmas Trees at the curb, our maintenance crew will haul them off to the recyclers.

RECYCLE PAPER BIN – Did you know that last year, Barrington Park was able to receive \$385.50 for recycled paper? That is pretty good and does help to defray other costs in the Park. We would only ask that residents do not put anything but paper and cardboard products in the bin. Also cardboard boxes should be broken down and flattened. Otherwise the bin fills up to fast and we do not get as much money for the light loads.

HOMEOWNERS HELP NEEDED- One of the consequences of the snow and subsequent freeze and thaw cycles is that our rain gutters try to become "ice gutters". As we all know, there really is no such thing as an "Ice gutter" and thus damage can occur. The result is massive icicles may develop and water drips over the edge. The real cure is warm weather. The temporary cure is for maintenance to knock the big icicles down before they do damage to the home or the rain gutters themselves. We are asking if homeowners see some big icicles begin to develop over the rain gutters, they notify maintenance. Also as a reminder where those icicles may drip on walkways or porches, Ice Melt is available to help control slippery surfaces. Maintenance will deliver Ice Melt if you let them know. Please be careful and use caution as you move around Barrington Park.

SNOW REMOVAL -- . **Snow Plowing** - This is done on a priority basis. The first areas are the entrances and around the post office. Next are the main streets and finally the side streets. Unfortunately, snow needs to be piled wherever we can find a spot. If the snow piles get really bad, we will haul off with the Bobcat. However, that tends to cause some damage so we use it as a last resort. Although maintenance is sensitive to the noise plowing causes, there may be several times a year that they need to start early and will work late in the evening. Please give the plow the right of way and remember no **parking on the streets overnights** and **no parking overnight in guest parking without permits**. It becomes really easy to spot violators when it snows because it so problematic for snow removal. If you don't want your car towed, please help us with this one. **Hand Shoveling** - Shoveling the walks and drives is an added part of our contract with DFI. As with plowing, the blowers and shovelers work on an established priority system. First being the post office, next the major walk areas then they move to our "special needs" list and finally the rest of the drives and walks. In other words they will eventually get to you and are happy to do so. The problem is that there are four or five of them and 278 homes plus all the walks. If you do the math it means that each shoveler has over 70 units to do. It simply takes time so please be a little patient with us. Any help that is provided by you is appreciated and expedites the whole snow removal process, allowing the crew to work on other things.

DELIVERY THEFTS - Last month we warned of parcel delivery thefts. Well, during the Christmas holidays it happened to us here in Barrington Park. It appears that sometime between Christmas Eve and Tuesday AM, at least 4 of our Parcel lockers were broken into. The incident has been reported to the Postal Inspectors as it is a Federal crime to steal mail. Our mailman urges residents to pick up mail everyday and if you do receive a parcel locker key in your regular mail box, pick up your parcel immediately. Avoid leaving them in the lockers overnight. To try to deter this activity, your HOA will be installing security lights and camera surveillance around the mailbox area.

ANNUAL ASSESSMNT INCREASE **Owners voted to increase the Annual Assessment by the average increase of \$30 per month.** We say average because those of you who where 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 Broad 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.

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 |
| 1231Norwalk | Kisner |
| 4229 Derbyshire | Griffiths |
| 4251 Gloucester | Schilling |
| 4261 Winfield | Sepulaveda |
| 4271 Gloucester | Luna |
| 4272 Taryton | Erickson |
| 4289 Winfiled | Hansen |
| 4307 Haverford | Montoya |
| 4309 Rugby | Hawks |
| 4311 Abby | Blackie |
| 4311 Cromwell | Lewis |
| 4311 Rugby | Barney |
| 4314 Abby | Johnson |
| 4316 Abby | Gall |
| 4317 Haverford | Martinez |
| 4319 Abby | Bethers |
| 4320 Haverford | Escalante |

December 2011 PARK REPORT

Job Order Status 19 new requests, 31 closed, 133 still open, a decrease of 12. Of the 133 still open, 37 are unfunded of which most are cement work. (Counter8024)

Grounds - & Buildings

- Work Orders.
- Leaf cleanup virtually completed.
- All equipment ready for snow.
- Cleaning rain gutters.
- Gopher control continues on the back of Norwalk.
- Carport lights repaired. 6 buried junction boxes replaced
- Wind storm cleanup. Minimal damage. Limbs but no shingles.
- Trex deck replacement started.
- New fountains installed in ponds 1 & 3.
- Vandalism - repaired chain link fence between Church and Barrington.
- All homes complete on coating. All rain gutters installed.

- Repaired buildings are Office & Maintenance building awaiting coating.
- Generator shack only building needing work.

New Folks -

- 4311 Haverford Roseborough (Robertson)

Office -

- 4315 Rugby water spot – at Appeals
- Bruce attended 2 day Community Management meeting.

Board Decisions –

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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 1/3

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. 1/3

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. 2/3

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. 3/3

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. 2/3

NEXT SCHEDULED BOARD MEETING -- 12 January 2012, 6:30 PM at the Office