

BARRINGTON NEWS

NOVEMBER 2013

IMPORTANT NOTICE

The annual meeting is scheduled for **November 14th 2013, 6:30 PM at Fremont Elementary School.** 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. PLEASE COME TO THE MEETING. This is your Association and your participation is very important. Most of this newsletter is devoted to letting you know of the candidates for the Board of Directors. It also contains the agenda for the Annual meeting. Please review the agenda and note that you will be briefed on items that should be of interest to all of you. Additionally, 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. You can use one or the other, not both. If you need just a little more incentive to leave your comfy house to get to the meeting, here it is:

There will be a drawing for 10 each, \$50.00 Cash prizes at the conclusion of the Annual Meeting. You must be present to win.

Covenants, Conditions and Restrictions (CC&Rs)

Homeowners;

As many of you know a handful of your peers have been diligently working for over a year to revise the CC&Rs and Bylaws. We began by soliciting your input via a survey back in the Fall of 2012. Those survey results were taken into account and after much work and review, both internally and by our lawyers, we are ready to present to you for approval the revised CC&Rs and Bylaws.

The majority of the changes involved formatting, were grammatical in nature, or meant to simplify or clarify existing wording; however some significant changes were made, including some changes regarding the rental of units. But don't take our word for it, have a look for yourself! Attached to this email you can find the following documents. For those of you that do not elect to receive the newsletter by E-mail or do not have E-mail, hard copies of these documents will also be available for your review at the HOA office

Current CC&Rs

Current Bylaws

Proposed CC&Rs

Proposed Bylaws

Detailed comparison of the current and proposed Bylaws

Detailed comparison of the current and proposed CC&Rs

If, after reviewing, you support the proposed changes (and we hope you do, they really should make Barrington Park an even better place to live!), you can provide your signature of approval at the Annual Meeting this month or at the HOA office starting the Friday after. But we only have until January 13th to obtain the required 140 signatures, so don't delay! Or you might just find one of us knocking on your door...

If you have any questions please contact the CC&R Committee Chairperson, Deloris Lenhart, at 801-265-0580.

-The CC&R Committee

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. To date we have five (5) candidates who have expressed a desire to serve. We have included a small statement from each of them here. Candidates can also be nominated from the floor at the annual meeting.

THE CANDIDATES

Greg Fraser (Incumbent)

I think Barrington Park is one of the best places in the valley to live. When I moved here some 8 +years ago I wanted to get involved in my community. I have been on the Board of Directors for a few terms and have seen many great things happen in Barrington from renovations, to fencing, to roofs, to pool and many other things that keeps this community looking good and in good financial condition . Having been the President of the HOA for several years, I can tell you that I am impressed with the owners in this Association and the support you have given the Board in the past. I would like to continue in helping make this an even better community and with our combined effort, we will continue on a path of constant improvement.

Sam Holman

A little about myself. I'm a U.S. Army disabled Vet. and very proud of it. I'm an easy going guy that loves to help others when they need it. I've lived in Barrington Park for about 8 years now, love the place and love the people. I'm also a Real Estate agent and I care about our community and our property values. I think I'd be a great asset to our community. Thanks!

Dave Maxwell (Incumbent)

Living in Barrington Park for 2 decades now and having served on the board for nearly half that time makes me one of the "old" and hopefully wise persons on the board. My good business sense comes from running a successful business with employees for 15 years now. I have seen the park go through multiple park managers and board members, and I'm generally pleased with our current operations! And after a welcome rest from being so involved in the past, I am energized and ready to serve the community again... if you want me.

Shelly Roberts

I have lived in Barrington Park for many years and have finally come to point in my life where I have the time to give something back to the Park. I think Barrington is a wonderful place and with the audit experience have gained in the last few years, I think I could make a contribution to the Board.

Pat Sanders

My name is Pat Sanders and I have lived here about 18 months. I was recently on the Property Management Committee to evaluate the pricing of the work done at Barrington Park. I am also involved in the Compliance Committee trying make sure rules are followed that keep this a desirable place to live. I believe Barrington Park is in remarkable shape for its age and I want to make sure it taken care of and stays that way.

NOTICE

HOA FEE

CHANGE OF LATE DATE

HOA fees have always been due the first day of each month. Several years ago it was decided fees were considered late after the fifteenth, with late charges would be assessed after the twenty-fifth. This does not comply with the current CC&Rs or the CC&Rs that are being proposed. To insure compliance with the CC&Rs and to be consistent, when determining penalties for being late , effective January 2014, HOA fees will be **considered late after the fifteenth** of the month and a late charge of \$25.00 or 5% of the unpaid balance , whichever is greater, will be applied on the unpaid HOA fees at the end of the business day on the 15th of the month.. This change does not affect most homeowners who pay fees before the 15th . Those that have been paying after the 15th must plan accordingly to avoid charges and possible liens. Again, this policy will become effective in January 2014.

NEXT BOARD MEETING: 12 December 2013, 6:30 PM at the Office

AGENDA OF ANNUAL MEETING

Barrington Park Homeowners Association
November 14, 2013 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
:Leda Jones – Secretary
3. Presidents Comments & Report
Greg Fraser - President
4. Committee Reports
 - a. Grounds
Seth Williams - Committee Chair
 - b. Architectural Control
Charlie Huggard - Committee Chair
 - c. Budget and Finance
Donna Hagblom – Committee Chair
 - d. CC&Rs
Matthew Hickenlooper – Member
5. Presentation of Nominees for Board of Directors -
 - Greg Fraser (incumbent)
 - Sam Holman
 - Dave Maxwell (incumbent)
 - Shelly Roberts
 - Pat Sanders
 - a. Nominees to present themselves
 - b. Open questions to nominees
7. General questions and concerns from members. 5 Minutes per issue. (Input is accepted and recorded by Board of Directors. However, no decisions are made or voted on until subsequent Board Meetings are held.)
8. Prize Drawing
9. 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 14, 2013 at Freemont 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 to select any Board member to vote for you. Current Board Members are Greg Fraser, Dave Maxwell, Leda Jones, Donna Hagblom, Elden Bodily, Matt Hickenloper, Charlie Huggard, Sandy Nordyke and Seth Williams. Members and Proxy holders will vote for three new Board Members. To date 5 individuals have indicated a willingness to run for office. They are:

Greg Fraser	(incumbent)
Sam Holman	
Dave Maxwell	(incumbent)
Shelly Roberts	
Pat Sanders	

This proxy must be returned to “Barrington Park Homeowners Association, ATTN: Secretary, no later than 5:30 PM November 14, 2013. 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, drop in the office drop box or present to the election official when checking in at the meeting.

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 2013 Annual Meeting vote is finalized

Barrington Park Homeowners Association

ABSENTEE BALLOT 2013 Elections

PLEASE VOTE FOR THREE

_____ FRASAER, Greg (incumbent)

_____ HOLMAN, Sam

_____ MAXWELL, Dave (incumbent)

_____ ROBERTS, Shelly

_____ SANDERS, Pat

_____ Write in _____

_____ Write in _____

Procedure for voting secret ballot absentee:

1. Mark your ballot as you wish to vote.
2. Place your marked ballot in a sealed envelope marked "Secret Ballot". Do not place 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 "Secret Ballot" 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 14, 2013.