

BARRINGTON NEWS

Barringtonparkhoa.com

January 2014

HAPPY NEW YEAR!!!

BOARD MESSAGE - Hope you all had a wonderful Holiday season. Along with all those New Year resolutions, we hope that you resolve to notice the beauty of the great community in which we live. At this time of year many of us look forward to what is ahead, but it is also a time to look back what happened or what was accomplished during the year just past. Here at Barrington Park, a great deal was accomplished due to the reserve fund increase you owners voted in last year. It might interest you know of what work was done in the following areas:

Cement: We did 5 ea full driveway replacements, 8 ea flowerboxes, 14 ea patios, some with stairs. Thanks to all owners for their patience in parking and maneuvering around equipment. Yes we know it was a bit messy and did cause some inconvenience. Our plan for this year is to continue with patios.

Fences: We completed replacing the wood fencing on all the townhouses which included Whitby, Newton and Rugby Courts. All homes that had wood fencing has now been changed to vinyl. The only wood fencing that remains in around the pool, 1300 west around the property on the northwest corner and the small pickets fences at both entrances. The plan this year is to replace the wood fencing around the pool in conjunction with the pool deck renovation.

Roofs: 7 ea Roofs were done based on a grading system. This keeps us on our schedule of 5 to 7 roofs per year which allows all roofs to be done over a twenty year period of time. We have already done our quota of roofs for this fiscal year.

Balcony Decks: 5 ea balcony decks on the townhouses were replaced with a new, we hope, more durable and water resistant material. We are excited to see if that cures some chronic water issues on those patios.

Playground Equipment:

The old playground equipment was replaced with an updated system. The new set seems to be much more appealing to the young people in our community.

Deck Grab Rails : 43 ADA compliant grab rails were installed on the decks throughout the park based on a requirement from Taylorsville City.

Because of the way you owners decided to fund the items addressed in the Reserve Study, you will see even more improvements this 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.

POND ICE - A warning about the pond ice. "IT IS UNSAFE". Even though it may look like it is solid, due to drainage and flows, it is not. We have observed young people walking or playing on the ice and it was also reported that a young person broke through the ice in pond farthest to the east. Parents, please explain the dangers to you children and any visitors. It would be terrible if someone was seriously injured or worse, died. BE CAREFUL.

CHRISTMAS DECORATIONS –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 2014, weather permitting. If you put your Christmas Trees at the curb, our maintenance crew will haul them off to the recyclers.

INSURANCE REMINDER – Just a reminder that homeowners ought to have insurance on the personal property they have in their homes. They should also have liability coverage and coverage for the \$10,000 deductible that is the owner’s responsibility before the HOAs master policy provides coverage. If you have questions call the office @ 801-263-3628.

WORD OF CAUTION - GARGAGE DOORS OPEN – Over the past few months, we have been informed by several people that they have had items stolen from their garages while the door was open. In most cases, the people had them open unattended for just a matter of minute or two. The thieves a quick to grab and run and are have never been seen.. We strongly urge that owners never leave their garage doors open. If the garage door is open, someone should be in the garage to prevent theft. .

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 call the office. 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 in person or call the office at 801-263-3628. 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.

December 2013 Park Report

Job Order Status 71 new requests, 76 closed, 35 still open, a decrease 5. Of the 35 still open, 20 are cement work waiting budget & scheduling. Of the 15 still open after cement, 8 are over 2 weeks old.
(Counter 9083)

Grounds - & Buildings

- Work Orders – Continued work to close out.
- 15 trees planted in late October.
- Leaf pick up - mostly over except where snow melts.

- Still doing some landscape items i.e. tree & bush transplant or removal.
- Pool and Gazebo water line installed.
- Sprinkler system blown out.
- Colored lights installed on 1300 w.
- 1st snow storm for removal - went well
- Icicle removal from rain gutters and roofs. Ice dam issues starting. Causing ice problems on some patios and steps.
- Ice melt being delivered and available from office.
- Rain gutter torn off by garbage and replaced by Allied.
- Pool Contractor approx 2/3 done with project. Waiting for weather.
- Replaced 8 chase covers.
- 5 patios replaced this fall 4309,4310, 4314 Rugby, 4321 Arden, 4305 Haverford
- 7 roofs replaced this fall 4264/68 Taryton, 1206/10 Norwalk, 4239/51, 4232/36 Winfield, 1190/94, 1208/1212 Middlesex, 4263/67 Taryton in progress

New Folks -

1231 Norwalk	Maughan	(Grip)
4308 Arden	Dalton	(Peterson)
1238 Southampton	Barrows (Ricker)	
1250 Norwalk	Heinz	(Thompson)

Office -

- Taylorsville Bennion Improvement District - Drinking water cross connection survey. Need backflow valves on sprinkler system.
- Financial Review underway
- 1 person reports gas siphon on Norwalk.
- 11 Courtesy letters sent. 1 fine letter sent
- Possible renter w/o authorization
- Pet waste complaints
- Volunteer -

Board Decisions –

- 4285 railroad tie fix.

HOA FEE

CHANGE OF LATE DATE IS THIS MONTH

LATE APPLIED AFTER 15 January

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 being 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 (15th)** 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.

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 15th of the month. Homeowners who were at least 2 months in arrears as of the 15th 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. No further notice will be given.

Jellings

1194 Middlesex	Garduno
4242 Winfield	Taylor
4265 Brunswick	Sichanpheng
4271 Gloucester	Luna
4272 Taryton	Erickson
4280 Dunmore	Gray
4289 Winfield	Hansen
4304 Arden	Davis
4306 Arden	Isgar
4307 Cromwell	Andrews
4309 Winfield	Moore
4310 Newton	Radack
4314 Abby	Johnson
4317 Haverford	Martinez
4319 Abby	Bethers
4320 Haverford	Escalante

FROM YOU - We will advertise your businesses as long as it can be relatively short, you 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. Owners are responsible to obtain proper approvals for any work being done to the outside of the buildings. Workers should ask to see the approved plans by the HOA prior to doing any work to the exterior of the buildings. We will publish your add for a period of three months unless terminated earlier by the business owner. Renewals are made by contacting Bruce @801- 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. 385-202-0326 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. 2/3

NEED A HANDY MAN – I can do most all jobs when it comes to things around the house from plumbing like leaking faucets, disposal replacement, toilet valves, building shelves, changing doors, wiring issues, cabinet repair. Just about anything you need done. I am retired and live here in Barrington so I care about the community, and I can respond quickly and honestly. Give me a try I know you will be pleased. Call Boris at 801-685-7118 2/3

YOU HAVE A REALTOR LIVING IN BARRINGTON PARK WITH YOU! Do you need to sell your home? I can help. Do you want to buy a home? I can help. Do you know of anyone wanting to move into the area? I can help. Or even if you are just curious how your Real estate Portfolio/Values are doing, give me a call. I'd be more than happy to assist you with all of you Real estate needs. Sam Holman 801-842-2225 1/3

NEXT BOARD MEETING: 9 January2014, 6:30 PM at the Office