

# BARRINGTON NEWS

Barringtonparkhoa.com

January 2015

## *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.

**Annual Meeting** - The Barrington Park Home ANNUAL Meeting was scheduled for the 11<sup>th</sup> of December 2014. Unfortunately there were not enough people at either the first meeting (required 25% of owners to attend or by proxy) or the second meeting (required 20% of owners to attend or by proxy) to have a quorum. Therefore, no Association business was able to be conducted. For this meeting, the most critical business that needed to be conducted was to vote three members to the Board whose terms have expired. At the present time, we have contacted the Barrington Park Attorney to obtain an opinion the best way the HOA can legally fill the required nine (9) member Board of Director positions. We understand that the timing may have not been the best to try to hold the meeting but a somewhat disappointed that we could not even get enough proxies for 20% or 25% of our members to vote. We will keep you informed as to how this issue progresses.

**Looking Back** 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 2 years ago year. It might interest you know of what work was done in the following areas:

**Cement:** We did 10 ea full or partial driveway replacements, 4 ea flowerboxes, 5 ea patios, some with stairs, 1 total front step and landing replacement. 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. Extensive “cement lifting” was done where practical and cost effective. Our plan for this year is to continue with patios and some steps.

**Fences:** We completed replacing the wood fencing around the pool. The plan this year is to replace the wood fencing along 1300 West and the small picket fences at the north and south entrances

**Roofs:** 8 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.

**Sprinkler System Backflow Preventers:** An unexpected expense was mandated by Taylorsville-Bennion Improvement District by requiring the HOA to install two very expensive backflow valves on sprinkler system. It also required extensive modification to our sprinkler system vaults for a total of approximately \$15,000.00. We wished we could have used the funds elsewhere but thankfully our reserve fund covered the expense.

**Pool:** Complete deck replacement with a new electrical grid and skimmers brought our pool area back up to code. The back stairs to the restrooms were replaced, removing the slope and making them safe again. Restrooms were updated and we enclosed the shower area for privacy. If you did not get a chance to see or use the pool area this last summer, you need to get over this coming summer.

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.

**FREEZING PIPES**- No matter how new or old homes are, pipes that are in exterior walls can be susceptible to freezing when temperatures get really cold. That is particular true of those pipes under sinks where no heat can get to the wall. We have had two reports of that happening when the nighttime temperature dropped to zero (0). When you believe the temperature is going to be really cold for a period of time, open the cabinet doors and let some heat get to those walls. For areas such as showers or bath tubs, it wouldn't hurt to let a little water trickle just while it is really cold. Along with freezing pipes be sure your outside hose is disconnected from the hose bib and you want to be sure you can turn the water off to the hose bid either by a valve inside your home or that a freeze free valve is installed and working properly.

**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 the pond farthest to the east. Parents, please explain the dangers to your 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 16<sup>th</sup> of January 2015, 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.

**PARKING PASSES** – Another reminder is that anyone parking overnight in spots other than their assigned carports or driveways must have a parking pass to do so. Temporary passes are free and may be obtained from the office or if the office is closed, write a note and place it on the dash board that it is a temporary pass because the office was closed. This way the Compliance Committee will know the owner is aware of the parking restrictions and that the parking is only temporary. Long term passes, anything over thirty days, must be obtained from the office and there is a \$25.00 per month charge.

**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 2014 Park Report

Job Order Status 73 new requests,74 closed, 28 still open, a decrease of 1. Of the 28 still open, 14 are over two weeks. 6 are future funding cement. (Counter 9572)

### Grounds - & Buildings

- Work Orders – Continue
- Lawn Care – Ended, equipment serviced and stored.
- Leaf Clean up – ongoing, majority done, spot cleaning.
- Sprinkler system – Shut down and blown out.
- Sprinkler valves cages installed.
- Pool closed and covered and winterized.
- Foundation plaster repair stopped for winter, will continue in spring.
- Seko Flex stopped for winter, will continue in spring.
- Rain gutter cleaning ongoing now that most leaves are down.
- Cement lifts complete for this year.
- 1300 West fence replacement starting week of 1 Dec 2014.
- Roofs Replacements for this FY all finished except 1160/64 Norwalk.
  - 4239/4251 Winfield (No cost warranty)
  - 1246/1250 Norwalk
  - 1266/1270 Norwalk
  - 1132/1134 Norwalk
  - 4234/4238 Derbyshire
  - 4284/4288 Hemingford
  - 1216/1220 Southampton
  - Barrington Park Office
  - 1160/1164 Norwalk (start 08 Dec)

### New Folks -

4243 Waverly	Parcell	(Thomas)
4268 Taryton	Mellott	(Ipson)

### Office -

- Dec11 Reserved at school for Annual Meeting. 2nd notice sent
- Barrington named in law suit for water damage. Possible mortgage issues

**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 1<sup>st</sup> 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 15<sup>th</sup> of the month. Homeowners who were at least 2 months in arrears as of the 15<sup>th</sup> 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.

	Jellings
1194 Middlesex	Garduno
1231 Norwalk	Maughan
1252 Thames	McElreath
4280 Dunmore	Gray
4289 Winfield	Hansen
4301 Rugby	Trinh
4304 Arden	Davis
4304 Whitby	Pitts
4308 Haverford	Padilla
4311 Cromwell	Everhome Mortgage
4314 Carnaby	Peterson
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:** 8 January2015, 6:30 PM at the Office