

# BARRINGTON NEWS

Barringtonparkhoa.com

February 2015

**PRESIDENTS MESSAGE** - Hello Homeowners! We are hoping that you will show up on the 5<sup>th</sup> of **FEBRUARY** for a brief ANNUAL MEETING. The only agenda item is to elect three members to the Board of Directors. The CC&Rs require that your Association operates with a nine (9) member Board. Three members' terms expired last December. At the last meeting in December we did not have enough members show up to make a quorum and consequently did not have a valid meeting to be able to vote. The result and in accordance with our CC&Rs, we were unable to elect new members. This meeting we have call called on 5 February is to fix that problem by electing Board members. However, in order to get enough members for a qualified meeting, we need for you to either show up to the meeting or give your proxy to someone who will be at the meeting to vote for you. Proxies are available in the office. Please help your Association operate according to the CC&Rs. Please be involved enough to at least vote.

Again, THE MEETING WILL BE HELD AT THE  
**JOHN C. FREMONT ELEMENTARY SCHOOL**  
(4249 S 1425 W)  
5 FEBRUARY 2015, at 6:30 PM

Thanks to all you homeowners for getting involved and supporting your Association.

Greg Fraser, President

## **RULE RERVIEW OF THE MONTH**

**Each month we will try to list a Barrington park rule to remind owners of what some of the rules are and perhaps a explanation of why the rule exist**

**Oil on Driveways** – We are quoting the Director Rules which state “**Driveways-** Vehicle leaks are the responsibility of the homeowner to properly clean up. An oil drip pan must be used; this needs be kept clean and out of sight when the vehicle is not in the driveway” .

The reason for this rule is twofold. First – those big oil stains are unsightly and second – the oil washes off into the pond system.

Thanks for your help in keeping the premises looking beautiful.

## **January 2015 Park Report**

Job Order Status 19 new requests,24 closed, 23 still open, a decrease of 5. Of the 23 still open, 17 are over two weeks. 6 are future funding cement. (Counter 9553)

Grounds - & Buildings

- Work Orders – Continue
- Minor Snow removal
- Leaf Clean up –spot cleaning.
- Rain gutter cleaning ongoing

- Fence replacement on 1300 W started and will continue.
- Sprinkler valves cages installed.
- Pool perimeter lights repaired
- Water line break 4304 Whitby (Call out)
- 1300 W bulbs replaced with LEDs
- Street lights repaired Thames Court (ran new underground line)
- Roofs Replacements for this FY all finished.

New Folks -

None for this period.

Office -

- No new info on possible water damage legal issue.
- Annual Accounting Review is underway.
- Recycle bin possibly being pulled. Too much garbage.
- Non Occupied Resolution and Information for Board Review.

Board Decisions –

- Resolution concerning proposals to change the CC&Rs

**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
4309 Winfield	Moore
4311 Cromwell	Everhome Mortgage
4314 Carnaby	Peterson
4320 Haverford	Escalante

## **FINANCES**

**Expenses** – It is always hard to try to explain the costs associated with a complex that is as large as Barrington Park. Most people want to try to compare association fees to what they think it would take to maintain their own little patch of grass and no further than that. Reality is that there are 31 acres of buildings, grass, cement, shrubs, trees, fencing, asphalt, lights, wires, sprinklers, pool, playground, tennis courts, gazebo, ponds, streams, fountains, ice, snow, leaves, garbage, mowers, trucks, trailers, tools, animals, insects, sun, rain and most importantly, our residents and owners that all require funding to some level. We know that some of the “apartment” style communities cost less to operate than ours. But we also know that many communities of our age do not have the open space we have, and cost a great deal more than we do

(not to mention most have had several assessments over the years). We think we have managed our funds well and have provided our homeowners a pretty good deal for their money. All one needs to do is get on the Budget Committee for a short period of time to be enlightened and amazed that we are able to do what we do with the monies available. There is always room for improvement and we continually look for better ways of doing things as well as taxing our Property Manager to cut costs. To give you a better idea of how your HOA fees are spent we have broken down a typical HOA payment. We have used a \$191.00 monthly HOA fee as an average example. Your actual may differ slightly depending on your HOA fees. LISTED IS HOW YOUR MONTHLY FEES HAVE BEEN SPENT:

**\$57.30 Reserve Account Expenses** – This pays for emergency repair fund, fence replacement, concrete, patios, rain gutter replacement, roof replacement, building painting, deck renovations streets and sidewalks pond pumps, major equipment, office equipment. Much of this money is banked for future repairs or replacement.

**\$57.30 Labor Costs** – This pays for the crew to mow lawns, fertilize, aureate, trim bushes, shovel snow, fix, sprinklers, complete work orders, plant trees, pick up garbage, clean rain gutters, clean and maintain pool, clean ponds, fix fences, pick up leaves, common area weeding, maintain all drainage systems, pumps and all other items requiring manpower it also include the cost of Workman’s Compensation insurance. It includes the \$2.67 per month charge for pool monitor costs.

**\$19.10 Management Cost** – Covers all park management for Barrington.. DFI is a licensed, bonded registered company providing all accounting, payroll and maintenance programs to include the purchase and development of software. Cellular phones for employees for 24/7 access. Equipment provided Barrington @ no extra charge is a truck, Concrete Mixer, Leaf Vacuum, Tiller, Trailer, Generator, Pop Machine, grinder, Barbeque, camera, all office supplies except Barrington peculiar. No hidden fees. DFI does not charge extra or make any money based number of employees or employee payroll. Detailed information is contained in contract.

**\$17.19 Maintenance Grounds Expenses** – This covers supplies only for regular grounds maintenance. Labor is all included in the labor figures previously listed. These supplies include Fence repair, Fertilizer, Garbage disposal, Generator and sewer pump, grounds lighting, pond maintenance, road and sidewalk repair, snow deicer and salt, sprinkler parts, topsoil, and fill, tree and shrub service to include new trees and shrubs, pest control.

**\$11.46 Utilities** – This is for all natural gas and electricity used for security lighting and heating the pool. It also covers all the irrigation water used for lawns

**\$7.64 Insurance** – This is for insurance that the HOA carries on the exterior of the buildings to include liability.

**\$ 3.82 Owner Buildings** – This is small item repairs on the exterior of members’ home, and other items directly placed on owner buildings other than lights.

**\$ 3.82 Office expenses** – This covers the independent audit, bank service charges, copy and printing, key and lock services, legal services not reimbursed by owners, network and computer costs, Barrington unique office supplies, postage.

**\$ 3.82 Equipment expenses** – This covers the cost of fuel and repair parts and service for all ground equipment and vehicles. It also covers any equipment rentals.

**\$ 3.82 Bad debt 2014** – This is the amount each homeowner had to pay each month to cover owners who did not pay HOA fees, skipped, were foreclosed on or otherwise left without paying. Collection action continues to take place.

**\$.95 Shop Tools and Hardware** – This pays for all the little supplies such as nuts, bolts screws, nails, misc lumber& hardware, hand tools.

**\$.96 Pool supplies and equipment** - This is for chemicals, permits and licenses.

We hope this gives you a better idea of where you HOA fee dollars are being spent. Again there is nothing to hide and if you have any questions or would like some type of clarification on anything specific, do not hesitate to ask either Bruce or a Board member. The books are always open to members of the Association and are reviewed every year by Certified Public Accountants. If we don't have an immediate answer, we'll get back to you.

**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 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. 3/3

*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 3/3

*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 2/3

**NEXT BOARD MEETING:** 12 February 2015, 6:30 PM at the Office