

# ***BARRINGTON NEWS***

**Barringtonparkhoa.com**

October 2015

## **NOTICE OF BARRINGTON PARK HOMEOWNERS ASSOCIATION ANNUAL MEETING**

Set aside Thursday evening 5 November 2015 6:30 PM to attend the Barrington Park Homeowners Association Annual Meeting. The meeting will be held at the Johns C. Fremont Elementary School, 4249 South Atherton Drive. This is your community and there are many things that are discussed based on your input. Also, there are 3 positions on the Board of Directors that are available. If you are enthusiastic and energetic, with an interest in serving as a member of the Barrington Park Homeowners Association Board of Directors, please call Laura Geisler, 801-262-8128 (Nominating Committee Chairperson ) Hazel Beck 801-270-0233; or phone or drop by the office and let Bruce know. 801-263-3628

**Annual Meeting** – You have the official notification of the Annual Meeting but we thought we would take a minute and elaborate just a little more. The Annual Meeting is a requirement of the CC&Rs. It is meant to require at least once each year, members of the Barrington Park Homeowners Association to come together as a group and conduct official business of the Association. It is a time when members can be briefed by the Board of Directors as to what is happening, how funds are being spent, issues and concerns of the community as a whole and information in general that pertains to the community. Another official function is to elect three (3) members to the Board of Directors. These are owners who represent you and set the course and insure Barrington Park is operating as you want and expect it to. The Board is also the body that sets the rules and, when necessary, enforces those rules. This meeting also provides an opportunity for you to bring up issues pertaining to the community as a whole that you feel should be addressed by the Board during the question answer period. These concerns are recorded and dealt with by the Board at a later date after research and investigation is conducted on the issue or concern. .

The whole point is that the Annual Meeting is important to our community. It cannot be officially conducted unless we have a “quorum” of owners as defined in the BYLAWS of seventy (70) members. If seventy (70) members do not show up for the meeting, a subsequent meeting is called where only fourteen (14) members are required to show up. Imagine, only fourteen (14) people making decisions for so many. We don’t think that should happen so it is very important for you to attend the meeting. **Please Make and Extra Effort to Come**

**Barrington Projects** – Here is some information how your HOA are being used keep your homes in top notch shape and keep this beautiful community it is. The **roads** are coated!!! Big “Thank You’s” to all of you that put up with the inconvenience of being dislocated from your cars and trucks while we got the roads crack sealed and seal coated. Thank You, Thank You. We know it was a pain but it does much to keep our road surfaces from early failure. We add longevity to the roads allowing us to push a replacement date further out. The last estimate we received if we had to replace all the road surfaces would be over a million dollars. We are doing everything we can to keep that from happening. Unfortunately during the recoating process there were 15 cars that had to be towed or moved. Sorry, we had no choice after we did all we could to get the information out and tried to identify the owners before they were towed. Again thanks to all of you that helped us get through the seal coating.

We currently have eleven (11) **roofs** that are scheduled to be replaced this year. Work will start on the week of the 4<sup>th</sup> of October and continue until they are finished or the weather stops them. These eleven roofs will do much get us to our goal of 100% roof replacement in Barrington Park.

We are still planning on having the worst of our **cement** problems taken care of this year. As with the roofs, the contactor will work until he is finished or weather stops him from going further.

**BARRINGTON PARK DENSITY RESTRICTIONS-** Owners !! – A reminder that per the Covenants, Conditions and Restrictions (CC&Rs), Barrington Park is for “Single Family Use “only. Further defined the CC&Rs state “ No more than one single family may occupy a residence.” (See paragraphs 1 & 2 of Article III. Also see paragraph 24 “Family” of Article 1 – DEFINITIONS. What this means is that Barrington Park is not a community where owners can rent rooms to non-family members. Owners who violate these density restrictions are subject to fines and legal action to force compliance. Please make sure you are in compliance with the CC&Rs.

**Seasons Transition** –As we do move from summer to fall with winter around the corner, here is the plan.

1) Ice melt and salt has been stocked. Hopefully, four pallets will be enough for the season. Remember that Ice Melt is available for residents to spread sparing on their walkways, patios and steps. (We ask that no ice melt or salt be spread on the concrete that was just laid this year). Simply let maintenance or the office know if you need some, or you can pick some up at the office after the first snow fall. Please **do not** use salt on any concrete surfaces as salt will destroy the finish. 2) The sprinkler system will be turned off, drained and blown out sometime between the middle and the end of October depending upon the amount of rain we receive and the outside temperatures. Homeowners who wish to continue watering their flowers or plants must do so with their garden hoses. 3) After Homeowners are through with outside watering and before the first real hard freeze, the outside hoses should be disconnected from the house. This helps prevent the hose bib from freezing which could cause considerable water damage to a home. As a reminder, Barrington Park is not responsible for the outside hose bib or damage that may result from misuse or freezing.3) The length of time between lawn cuttings will be opened as the growth slows. Saved lawn time will transition to leaf cleanup. 4) Rain gutters will be cleaned with those around big trees being done last after most of the leaves have fallen. **What should homeowners do to get ready for winter?** 1) Again, make sure your hose is not attached to the outside hose bib before the first hard freeze. Before you unhook your hose, rinse out your garbage can. Your neighbors will appreciate it. 2) Check weather stripping around your doors and windows. 3) Make sure your furnace is working properly. 4) Do a water release from your water heater to get any sediment out of the bottom. 5) Put away or cover your patio furniture. Make sure your fireplace flue is drawing properly and if you use wood, consider having the chimney cleaned by professionals. 6) If you don't already have one, get and install a carbon monoxide detector. 7) Pick up those smoke alarm batteries so you can change them when daylight saving time changes. 8) Have your car completely serviced to include checking the battery and tires. 9) After you've done all that, sit back and relax and reward yourself with a night out!!!

**Best Looking Garden Award** – Results of the Best Looking Garden Contest. Independent Judges went around Barrington Park and made their recommendations as to who had the best looking garden areas. Many of you did a wonderful job and they had difficulty in making up their minds. **THE WINNERS** of the **Best Looking Gardens in Barrington Park are: 1st Valerie Sehara \$75.00 (4241 Waverly Court), 2nd the Barfield's with the Platts \$50.00 (1154 & 1150 Norwalk) and 3rd Michael Roach \$25.00 (4277 Winfield Rd).** These winners will receive checks as indicated for 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> place.

Congratulations to these winners for their efforts and making Barrington Park beautiful. Although the following not win a cash prize, our judges wanted to make note of their Honorable mentions. **4300 Rugby Ct Luis Cordova, 4282 Gloucester Charmaine Gallenson, 1222 Carlton Ct Randy Pollock, 1260 & 1256 Norwalk Rd Donna Bowles & Dennis Kaplanis , 4246 Winfield Rd the Nordyke's, 4264 & 4270 Winfield Hazel Beck and Sam Holman.**

**Winter and Rodents** - Although it is never a good idea to leave pet food outside, it is particularly important during fall and winter seasons. Rodents are trying to find warmer places to live and those that have food and water available are very attractive. Mice, rats, squirrels, skunks and even raccoons have been known to roam and take up residence in Barrington Park. It may sound harmless but we have had one owner report that the wiring under the hood of her car was destroyed by chewing rodents. Homeowners, please be considerate of your neighbors. Don't put food out and tidy up your patios and decks so animals don't have a place to make their nests.

**Thefts at Barrington Park** - The two most (and only) reported crimes in Barrington Park are car prowls and thefts out of garages. The car prowls usually involve a car that is left unlocked and has items of value that can be easily seen. Simple solution to stop most prowls--- Don't leave any valuables in your car and lock the door. Garage thefts are done when homeowners leave their garage door open and no one is in the garage, even for short periods of time. The thief passes by and simply walks in, quickly grabs an item or two that may have some value and walks out. Simple solution to stop garage thefts --- Keep your garage door closed when you are not in it. The common thread with these types of thefts are the easy opportunity the thief is given by our carelessness. Unfortunately, there are too many worthless people that will take advantage of someone else given the chance. Just be mindful and careful.

**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.

1231 Norwalk	Maughan
4272 Taryton	Erickson
4301 Rugby	Trinh
4304 Arden	Davis
4304 Whitby	Pitts
4320 Arden	Pehrson

## September 2015 Park Report

Job Order Status 65 new requests 56 closed, 52 still open, an increase of 9. Of the 52 still open, 30 are over two weeks. 13 are future funding cement. (Counter 10048)

Grounds - & Buildings

- Work Orders – Continue
- Lawn Care – Weekly – Water staying at 100% of clock times.
- Sprinklers – Repairs on going – Some lateral leaks.
- Sprinkler lines and valve box, 1212 Middlesex relocated due to tree roots.

- Broken sprinkler line 4273 Gloucester cause minor inside damage.
- Broken sprinkler line under driveway 1218 Middlesex repaired.
- Pool – Closed and covered. Furniture put away. Filter cleaned. Solar panels drained. Will blow out when sprinklers are blown.
- Trapped skunk living under deck on Norwalk. Removed by contractor.
- Plastering continuing time permitting.
- Patio seko flex continuing.
- Electrical break to Middlesex/ Taryton area replaced line. Put in Conduit.
- Pond 2 weed removal to occur Saturday 12 September.

New Folks -

- 4289 Winfield                      Schroeder                      (Willington Savings)
- 4313 Rugby                         Parker                              (Fatz)

Office -

- Cement Contactor getting ready to start.
- Asphalt contractor, Miller Paving, marked and cutting started.
- Attorney sending letter for Driveway replacement.
- Lost 1 Maint person due to new job. Hired another

Board Decisions –

- Budget
- Annual Meeting

**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. 1/3

*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 1/3

*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 your Real estate needs. Sam Holman 801-842-2225 1/3

**NEXT BOARD MEETING:** 8 October 2015, 6:30 PM at the Office