

BARRINGTON NEWS

Barringtonparkhoa.com

January 2017

HAPPY NEW YEAR!!!

PRESIDENTS MESSAGE

Hi, I'm David Maxwell, and I am the President of your Home Owners' Association for 2017. I'm excited to serve and to help keep our community well maintained; and a pleasant, beautiful, secure place to live. I can assure you that the Board of Directors, Property Management and their crew, and the Committee members are all committed to the same. This newsletter will help keep you informed of things you need to know as home owners. We encourage you to stay involved by notifying the office of anything you like or dislike concerning Barrington Park. And please consider getting involved with one of the committees.

Along those lines, the Appeals Committee wants you to know exactly what they do. Please look for a great write up by Elden Bodily, the chairman, later in this newsletter.

Switching to the subject of security, our community has been targeted by miscreants. Within the last year a trailer has been stolen from the RV parking lot, a truck has been stolen (and later recovered) from an owner's driveway, and packages stolen from the postal boxes and from owners' front doorways. We have improved some security measures, and are considering additional security measures. You can help us by reporting incidents of theft, vandalism, and mischievous behavior to the Barrington Office. We will start compiling this information to help us make better decisions regarding our security.

A Neighborhood Watch group is here in the community. It is not officially connected to the HOA. But we do appreciate their support! If you would like more information or to get involved, please contact Deloris Lenhart at 801.573.8941.

I hope you all had a peaceful and happy holidays. I would like to sincerely thank Bruce Bollinger, Mike Stant, and their crew for coming out on Christmas Day to clear snow. I don't expect this level of service from our management company, but knowing them, I'm not surprised at all. God bless you all.

BOARD ELECTIONS HELD – With the Board of Directors being voted in at the last annual meeting. in place, the first order of official business was to elect Board Officers. That was done at the December 8th, Board Meeting. The results of those elections are President – **David Maxwell** , Vice President - **Charlie Huggard**, Secretary – **Kari Buchanan**, Treasurer – **Donna Hagblom**. A complete list of Board Members and their contact information is provided at the end of this newsletter.

SNOW REMOVAL - Wow, Christmas was a wild one for snow. We heard that was the second highest amount of snow received on Christmas day. The maintenance crew started plowing roads at 4:00 AM and the shovelers were called in at 11:00 AM, as soon as it quit snowing. They worked until 8:00 PM on Christmas day and came in again at 7:00 the next morning to finish up. They just wanted to thank all who helped. By shoveling their drives or sidewalks. It is not expected the homeowners do so but it is appreciated when that much snow hits all at once. As a reminder, 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. It simply takes time so please be a little patient with us.

APPEALS COMMITTEE AT BARRINGTON PARK – The following is provided as information to owners as to what and how the appeals committee is and does:

1. Article IX - APPEALS COMMITTEE, BPHOA C,C&Rs
2. Utah Code, 57-8a-208

Whenever a Barrington Park Homeowner is issued a fine, the Homeowner may appeal the fine to the Appeals Committee. A NOTICE OF APPEAL form should be sent with the letter which imposes the fine. If this NOTICE OF APPEAL form is not included with the letter imposing the fine, contact the property manager at the Association office and ask for this form. This form must be completed and delivered to the Barrington Park Homeowner's Association office within THIRTY DAYS (30) after the date indicated on the fine letter. (See reference 2 above)

The purpose of the Appeals Committee is to ensure due process is provided all Homeowners that has had a monetary penalty imposed (fine) on them.

The Appeals Committee will meet with the Homeowner to hear their appeal only when the Homeowner believes the fine was mistakenly applied or when circumstance(s) beyond the homeowners control caused an infraction of the Association Rules or the governing documents of the Association.

The Appeals Committee will submit a Recommendation to the Board of Directors after hearing the appeal of the Homeowner. The Board of Directors will act upon this Recommendation. The Appeals Committee DOES NOT have the authority of alter or vacate the fine.

The Appeals Committee will NOT meet to hear complaints concerning the Compliance Committee, the Association Rules, the Fine Schedule or the governing documents of the Association.

The members of the Appeals Committee are dedicated to ensure justice is provided to all Homeowners. Notice the separation of powers as the Appeals Committee does not impose fines nor remove the penalty imposed by a fine.

ICE, 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 as 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 as there will be areas that have snow and ice

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. Although we have had no reports of freezing pipes so far this year, we did have two such reports of that happening last year 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 flows and fountains, it is not. We have observed young people walking or playing on the ice. 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 20^h of January 2017, weather permitting. If you put your Christmas Trees at the curb, our maintenance crew will haul them off to the recyclers.

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 (30) days, must be obtained from the office and there is a \$25.00 per month charge.

December 2016 Park Report

Job Order Status 76 new requests 88 closed, 30 still open, a decrease of 12. Of the 30 still open, 20 are over two weeks, 6 are future funding cement. (Counter 10674)

rounds - & Buildings

1. Work Orders – Continue.
2. Leaf cleanup continues
3. Sprinklers are off – Blown out.
4. Gutter cleaning ongoing.
5. Concrete work: Completed for this year.
6. Roofs Completed: 4305/11 4314/20 Haverford, 4275/79 Hemingford, 1180/86 Middlesex. Four more to go when weather breaks
7. Decks replaced: 4248 Gloucester, 1217 Norwalk, 1190 Norwalk. Will continue as weather permits.
8. Christmas lights installed.
9. Tree replacements pushed off to early spring.

New Folks -

None

Office -

- Another TREX letter received. Inventory complete.
- Working with bank on service charges.
- Working with IT on changing phone system to save money.
- Working with IT on increasing security.
- Security Report

Board Decisions –

- Chase vehicle
- CPA Review or Audit
- Appeal Committee Recommendation
- RV Park

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.

1229 Carlton Court	Woodbury
1230 Southampton	Farmer
1231 Norwalk	Maughan
4228 Derbyshire	Ashby
4236 Winfield	Brooks
4272 Taryton	Erickson
4304 Arden	Davis
4305 Arden	Sundell
4310 Carnaby	Freeman
4313 Rugby	Parker
4314 Abby	Johnson

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

AVON SALES – Representatives in Barrington Park. If you are interested in ordering, please call Linda Dawson 801-262-3350 or Elain Maness 801-946-4905. Thank you 2/3

NEXT BOARD MEETING: 12 January 2017, 6:30 PM at the Office