

BARRINGTON NEWS

Barringtonparkhoa.com

October 2017

NOTICE OF BARRINGTON PARK HOMEOWNERS ASSOCIATION ANNUAL MEETING

Set aside Thursday evening 9 November 2017, 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, that at least once each year, members of the Barrington Park Homeowners Association 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 an Extra Effort to Come**

Barrington Projects – We currently have seven (7) **roofs** that are scheduled to be replaced this fiscal year. Work will start toward the end of October and continue until they are finished or the weather stops them. These seven roofs will do much get us to our goal of 100% roof replacement in Barrington Park. As with most projects that may need replacement, we always do the worst first.

--The worst of our **cement** problems will be worked again this year but we don’t anticipate that starting until weather permits early spring. Some driveways, flower boxes porches and patios have been replaced with more to be done. The **french drain** system between our property and the golf course needs some major work. The system is 40 years old and is need of additional cleanouts and a debris trap. Marking the existing line has been accomplished and it now becomes a matter of weather and actual funding.

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 – We know we publish this every year, but we have many new residents and it is a good information for old residents as well. 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. If owners see what appears to be steam coming out of the ground, it is not. It is the mist that comes from blowing out the system. 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 mowing time will transition to leaf cleanup time. 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!!!

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.

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Best Looking Garden Award – Results of the Best Looking Garden Contest. Your votes are in and counted. Wow – this was close but not surprising because so many of you had done a great job in your gardens and flower beds. Unfortunately, not everyone could win a cash prize. Here they are. **THE WINNERS** of the **Best Looking Gardens in Barrington Park are: 1st Christine Stenten \$75.00 (4286 Brunswick Ct), 2nd Valerie Sehora \$50.00 (4241 Waverly Ct) and 3rd Luis Cordova \$25.00 (4300 Rugby Ct)** These winners will receive checks as indicated for 1st, 2nd and 3rd place. Congratulations to these winners for their efforts and making Barrington Park beautiful. Although the following did not win a cash prize, you gave them enough votes to make them Honorable Mentions. **4282 Gloucester Charmaine Gallenson, 4273 Gloucester Jennifer Griffith, 4286 Hemingford Ryan Lewis, 4277 Winfield Michael Roach, 4304 Abby Carol Elmer,** We didn't mention all that got votes but again want to acknowledge how nice so many of the garden and planted areas were and are. You all make Barrington Park look stunning. Thank you!!

Thefts at Barrington Park - The most (and only) reported crimes in Barrington Park are car prowls and thefts out of garages decorations from yards. 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. Yard decorations are something different. Watch for each other and confront the thieves. Usually young vandals. 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.

Paper Recycle Bin – quick note- **PLEASE FLATTEN BOXES BEFORE YOU PUT THEM IN.** Un flattened boxes take up a lot of room and the bin fills up faster than it gets emptied. Be kind to your neighbor.

September 2016 Park Report

Job Order Status 54 new requests closed 53, 65still open, an increase of 1. Of the 65 still open, 38 are over two weeks, 8 are future funding cement. (Counter 11104)

Grounds - & Buildings

1. Work Orders – Continue.
2. Lawn care regular.
3. Sprinkler system at 100% on cycles but reduced to two cycles per night with cooling weather. Watering 3 times per week
4. Sprinkler repairs on going daily as reported and observed. 1. Main break south entrance. 2 ea valve replacements
5. Pool Operations- Closed for the season
6. Extension Services consulted for diagnose tree concerns of manager.
7. Tree and shrub trimming on going.
8. Weed control on going.
9. 4 Cats taken to animal shelter. 1 Squirrel let loose 2 traps still out.
10. Northwest fence replacement on going. Should wrap up in the next 2 weeks
11. 2 Call outs. Home water line break 4316 Arden, 1223 Norwalk

New Folks -

- 4307 Arden Mitchell (Carrier)
- 4301 Rugby Fox (Trinh)
- 4316 Abby Bolerjack (Woolf)

Office -

- 4314 Abby Update
- Speedy Plumbing marked line in back, getting two bids
- DFI personnel damaged motorhome on Winfield Rd
- Down 1 person again

Board Decisions –

- 3 Appeals
- Request for Reimbursement
- Tree Policy
- Robert Parker (Skip Traced) Beaverton Oregon 12 – 18 hundred

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.

1198 Norwalk	Silcox
1229 Carlton	Woodbury
1231 Norwalk	Maughan
4224 Derbyshire	Bond
4304 Arden	Failner
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 2/3

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 you Real estate needs. Sam Holman 801-842- 2225 2/3

NEXT BOARD MEETING: 16 November 2017, 6:30 PM at the Office