

BARRINGTON NEWS

Barringtonparkhoa.com

DECEMBER 2018

ANNUAL MEETING INFORMATION --The Barrington Park Homeowners Association annual meeting was held 15 November 2018, 6:50 PM at Fremont Elementary School. The twenty (20) minute delay from the original starting time was due to not having a quorum at 6:30 which required the 20-minute wait according to the CC&Rs. There were reports given by the various standing Committees. There was a report given by the Property Manager, Bruce Bollinger, explaining the process the Board used in determining the requested increase in the monthly assessment in order to support the Reserve Fund at the required level. The meeting was adjourned at approximately 7:50 PM. Thanks to those that were able to make it to the meeting are voted by proxy or absentee ballot. Hope to see everyone attend next year.

ELECTIONS - At the Annual Meeting members had the opportunity to vote for three positions on the **Board of Directors**. Individuals who had expressed a desire to run and whose names were on the preprinted ballots were September Fisher, Charlie Huggard, Bridget Julian and Bryan Rainey. Although not all can be elected, there will be plenty of opportunities to serve now and in the future. You, the membership, elected **September Fisher, Charlie Huggard and Bridget Julian** as your Board Members effective November 2018. Congratulations!! (actual vote counts are available from the office). At this time, we want to thank with complete sincerity, **Pat Platts** for the many years of service she gave as a Board member. She leaves the Board this year after having served in many positions. Our Community is a better because of her service. She has been completely involved and did so much at coordinating and working our annual "Meet and Greet". If you get a chance, let her know that you appreciate her service. It's people like her that make living here possible. Without people being willing to get involved, the association simply could not exist. Thanks again to these fine that ran and those that have served.

ANNUAL ASSESSMNT INCREASE Homeowners were given the opportunity to vote on a \$5.00 or \$10.00 monthly increase or one time Assessments of \$75.71 or \$151.02 to cover Reserve item requirements. This was presented to owners as is now required by law. The reason for the law change was insure owners were not surprised by Special Assessments and that they were given proper information about those types of future expenditure requirements. The results are in. **Owners voted to increase the Annual Assessment by the average increase of \$10 per month.** We say average because those of you who were at the annual meeting received the following explanation. The CC&Rs require that 75% of the Annual Assessment is shared equally by all homeowners and that 25% of the fees are proportional to amount of square footage owned. That means some of you will pay a little more than an additional \$10 per month and some a little less. The Board has agreed that the new fees will not go into effect until the 1st of January 2019. That means your January statements will reflect the new amounts. Also, the dollar amounts will be rounded to even dollar amount. Your square footage is currently listed on your bills thus you can determine what your new rate will be. Based on your listed square footage, the new rates are:

<u>Square Footage</u>	<u>Old Rate</u>	<u>New Rate</u>
1395	\$201.00	211.00
1277	196.00	206.00
1205	193.00	203.00
1175	191.00	202.00
1050	186.00	196.00
1008	185.00	195.00
1005	184.00	194.00
958	182.00	192.00

Most of the dollars received from the increase will go directly into the reserve fund that is used only for those items identified as Reserve type items, such as roof, cement work, fencing, etc. Reserve Funds cannot be used for normal maintenance items such as lawn mowing, snow removal tree care, etc. The only way the money could be used for other than reserve type items is if 51% of the homeowners agreed to use it for something other than what you approved.

We also want you to know that we understand this increase will be hard for some of our residents. No one likes the thoughts of having to pay more money for anything. However, it is apparent that the majority of us realized a modest increase was required. It has been 7 years since any increase was required. As a Board of Directors, it is our pledge that the confidence you have placed in us by granting this increase will not be wasted. We will insure that you get the maximum benefit possible from every penny you provide to this community. Of course, you are always welcome to identify areas of concern, cost savings suggestions or report individuals that vandalize or abuse that which we all end up paying for. Whenever possible we will pass costs directly back to those that cost us scarce and precious resources.

And there you have it for the elections and basically the annual meeting. The formal ratification of the voting will take place at the next Board meeting. We want to thank all those that helped make the Annual Meeting a success and most of all, thanks to you homeowners who are concerned and were able to come and be a part of the decision-making process at the lowest level of community government you could possibly be involved in.

COMMITTEE VOLUNTEERS- We Talk quite a bit about the elections and the future of Barrington Park. We again want to thank the folks that volunteer time to make this a better community. And now will give you all an opportunity to help. As we stated earlier, our next board meeting is devoted to selecting officers and committee assignments. We want anyone who has an interest in serving on one or more of the committees to drop us note in the office drop with you name, address, phone number and committee interest. The following are committees available.

- Architectural
- Appeals
- Covenants, Conditions, and Restrictions (CC&Rs)
- Finance
- Grounds
- Newsletter
- Nominations
- Welcome

PACKAGES FROM ALL CARRIERS AND DELIVERY THEFTS - Just a word of caution about packages you are expecting to receive. At this time of year, we should be even more aware and sensitive to the fact that there are many thieves looking for those times when we let our guard down just a bit. They will take advantage of every opportunity to destroy your Holiday. Be sure you lock your cars, don't leave anything of value in your cars, and if you are expecting a package and won't be home, have it delivered to a neighbor or somewhere where it isn't just left on the steps. Neighbors can help by watching each other's houses. Packages delivered from the US Postal Service that fit, are delivered to the parcel lockers by the mail room. If they are too big or there are not enough lockers, they will be left at the Barrington office and a note in your mail box letting you know they can be picked up there. That only applies to the US Postal service so again, be cautious and diligent of other deliveries. We have added lighting and cameras to the mail room area room but strongly suggest that residents check and pick up their mail and packages everyday rather than leaving them overnight.

SNOW REMOVAL –As a yearly reminder following is our policy and procedure for Snow removal. Snow removal is done when storms accumulate a depth of 2 inches or more (most of time the crew removes less than that if it sticks). **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. 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 overnight** 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 and know we will get to you. Any help that is provided by you is appreciated and expedites the whole snow removal process, allowing the crew to work on other things. The crew does not remove snow from patio or deck areas.

Along with snow removal are the ice hazards that cold weather brings. Remember that Ice Melt (Not Salt) is available for owners (do not use salt on any of the cement surfaces). Please use what you need but do not over use. Please refrain from using Ice Melt or salt on the new cement. Our contractor advises that it takes a couple of years for the cement to really harden where extra ice melt will not have effect. Ice melt is available by calling or picking up at the office.

November 2018 Park Report

Job Order Status:30 new requests, closed 24, 67 still open, an increase of 6. Of the 61 still open, 28 are over two weeks, 17 are future funding cement. (Counter 11722)

Grounds - & Buildings

1. Work Orders – Continue.
2. Final mow week of 5 November 2018
3. Sprinklers turned off, awaiting compressor for blow out.
4. Leaf cleanup will continue until snow covers.
5. Gutter cleaning will continue until ice prevents more.
6. Fall shrub trimming continues.
7. Flower beds cleaned thanks to Grounds Committee.
8. Roofs replacements completed 4270/72 Hemingford, 4300/06 Rugby, 4301/07 Rugby, 4309/15 Rugby 1226/30 Norwalk. Scheduled or in progress Maintenance Building, Post Office, Gazebo, Guard Shack, Generator Building. All residential units now complete. If weather holds, all buildings in Barrington Park will have been reroofed in the last 15 years.
9. Trees scheduled for replacement have been removed. Planting of replacements will take place in the spring.
10. Window well 4311 Arden replaced.

New Folks -

4235 Waverly Soltero (Geis)
4273 Dunmore Kershaw (Baker)

Office –

Budget complete

Annual Meeting documents out
2 reported car prowls. No broken windows. Small change taken
Board Decisions –
Appeal
Annual Meeting set up. Refreshments?
1180 Middlesex trustee sale

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
1231 Norwalk	Maughan
4276 Brunswick	Coffey
4314 Abby	Johnson
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 385-743-2425 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 801-859-1244, 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 801-856-96.92 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 your Real estate needs. Sam Holman 801-842-2225. 1/3

NEXT BOARD MEETING: 13 December 2018, 6:30 PM at the Office