

# BARRINGTON NEWS

[www.barringtonpark.org](http://www.barringtonpark.org).

JANUARY 2003

In an attempt to keep the Barrington Park residents better informed of what is happening in the our community, this news letter is provided on a monthly basis. Our format has changed to offer more explanation and perhaps even make our "monthly" easier and more enjoyable to read. Residents of Barrington Park are encouraged to submit questions or make suggestions as to what is included in this publication. Simply drop off your articles and/or questions at the office drop box. Please submit items at least 1 week before the end of the month.

## HAPPY NEW YEAR!!!

**From the Board of Directors** – We hope that everyone had a wonderful Holiday Season. It's always nice to step back a little from the routine day to day business and feel the warmth that comes from focusing more on friends and family. We as board certainly want to send our sincere condolences to the Friends and Family of Kelly Nelson, who was tragically killed a few weeks ago. Kelly was a resident of Barrington Park and although she may not have been known by many people here in the Park, she was a part of our community. For something this terrible to happen so "close to home" causes us all to stop and feel sadness for Kelly and her loved ones.

As this New Year gets underway, we though it would be a good time to remind everyone of some basic do's and don'ts about community living in Barrington Park. Attached is a synopsis of the Barrington Park rules. We know it will seem like a laundry list and we aren't trying to bore you to death. It's just that everyone needs a reminder at times and besides, we have a lot of new folks that may have never seen the list. Please take a moment to go over the items with all members of your household and/or tenants. Most are common sense items that are designed to protect the rights and property values of your neighbors.

Here are a couple of items we wanted to emphasize that are either rules or other things that can cause a problem if we don't think about them:

- 1) **Snow removal**: You are responsible for your driveway and steps. Please try to have them cleaned sometime the same day as the storm. We are willing to help the elderly, physically disabled or sick but do it on priority and availability basis. Call Roy or Randy to get on the list
- 2) **Smokers**: For those of you who smoke, please don't discard your butts on the streets, sidewalks or lawns. Keep them with you and place in your trash receptacle at home. Not only are they unsightly, but they never disintegrate and eventually seem to end up in the ponds and pumps.
- 3) **Decks and Fences**: As maintenance goes through the park replacing decks and fences, you may have noticed they are vinyl. That is great for maintenance as long as you don't get your barbeque to close. Unfortunately, a couple of our residents found out (at their expense) the vinyl will cook right along with hamburgers and hot dogs. Keep the heat away from the fences and railings. Also, please don't attach anything, especially gates to the deck areas. Anything that is done to those common areas must be approved by the Board of Directors **prior** to being modified.
- 4) **Noise**: Remember you have at least at one wall you share with a neighbor. So when listening to music or TV, please be considerate of you neighbor and keep the noise level down. As for noise at night, we use the same ordinances as Taylorsville. That is "no loud or noxious noise between the hours of 10:00 pm and 7:00 am". Your neighbor has the right to call the police if you break this one. The Board of Directors will handle complaints in this arena as they will all other complaints. Speaking of noise, we ask that if you are one of those people that has a massive audio system in your car, please turn it down as you enter or leave the Park. Although it may sound pretty neat from inside, it does nothing but vibrates and irritates people on outside of your car. All we ask is that 60 seconds it takes to get through the Park. Thanks !!! Having said

all that about noise, there is one exception that we make. That happens to be our maintenance crew when it comes to snow removal. There are times that they come in pretty early so that our residents have half a chance of getting out of the Park and to work on time. We know for the light sleepers that can be irritating and we will do our best to keep it to a minimum, but there will be times when they may start in the wee hours of the morning. Please be patient with them. It's a big job to clear 26 acres of streets and sidewalks enough to allow people to get around.

5) Lights: Remember that the front porch lights are your responsibility. If you need assistance in changing a bulb or the fixture won't work even with a new bulb, call maintenance and they will give you hand. Maintenance is also asking that you let them know of street lights that may be burned out. They are not here at night and rely on us letting them know which lights are out.

6) Neighborhood Watch: We want to thank all those that have been reporting and helping with the program. On the Office door is a plastic holder that will have blank Neighborhood Watch Forms. If you are in the program please take a form, fill it out and place it through the slot in the door. We will insure Bill and Geri Gray get them. They will keep track of the incidences, if any. If the holder is empty, please contact the office or the Grays. Remember, if you see something suspicious contact the Sheriff at 743-7000

**From The RV Park** – Joe Peterson informs us that he has two spots available in the RV Park. These are on a first come first served basis at \$15.00 per month. Your rig should be no longer than 24 ft. If you are interested, call Joe or Myrna at 265-2206.

**From Finance and Management** – Those of you who went to the annual meeting were provided a sheet that showed the "Accounts Receivable" for the Park. Not only did many of you express alarm at the steadily increasing figures but you also were briefed by Bruce that some pretty aggressive measures would be taken to get owners to clear up delinquent accounts. But before we get into those measures we want all of you to understand that 258 or 93% of our owners pay association dues consistently and on time. Then there are 20 of you who consistently cause problems, not honoring your CC&R commitments and are taking advantage of your neighbors. For those of you who are paying on time and are up to date, we thank you and you can forget about reading the rest of this paragraph. For those of who are delinquent or are thinking about becoming so, please read on. That way you won't be surprised about what is happening to you. You are and will be charged a \$25 dollar late fee for every month your account is in arrears, regardless of the amount. The third month you are in arrears, a lien will be placed on your property. The lien costs will be added to your account (will range from \$200-\$350). The lien amount with charges will then be turned over to a Collection Agency. The Collection Agency will give you about 15 days to become current with 18% interest added on. If you do not become current they will add collection charges (extremely high), and start reporting immediately to credit bureaus. While all that is going on, we (BPHOA) will continue to bill the monthly Association Fees. If no satisfactory progress is made to bring the delinquent account current, we will foreclose on the property. Understand that once the foreclosure procedure starts, additional attorney fees are added to the delinquent account. This becomes extremely costly. As an example, we recently had a resident who felt that we could not make all this work and refused to pay association fees for the past 3 years. It's a rather long drawn out process but the end result is that in addition to paying the \$5400 of HOA fees, this resident added \$7600 worth of late fees, fines, legal fees and court cost just from our side of the ledger, not to mention what the resident had to pay their own attorney. The resident had no choice but to pay \$13,000 plus or lose the home. Simply, it is not worth getting behind or believing that nothing will happen. Beginning March 1, 2003, all accounts delinquent beyond 90days will be published in the newsletter. We don't want to embarrass anyone, but feel it is in the financial interest of the Association to collect all monies diligently. For you 20 delinquent people (and you

know who you are) don't let this happen to you. Bruce can and does work out solutions, but you need to make the first call. If you have any questions concerning the finances or business aspects of the Park please contact Bruce at 558-1737.

Last month we asked for addresses for those interested in receiving statements and newsletters via e-mail. Bruce will be testing some of those addresses this month. More to come. We have again included a "Clip and Return Form" with the required information from you. Please send in with your HOA fees if you have not already done so. On the same form is a box to check if you would be interested in having your name, address and phone number appear in a "Barrington Park" Directory. Some people have expressed a desire to have such a directory with the possibility of turning it into a mini yellow pages in the future. Such a directory would also be useful for the Neighborhood Watch. Certainly we would honor your rights to privacy and would not make such a list available to anyone other than other homeowners.

**From You** - One of our residents wrote:

"Somewhere I heard comment about the necessity of painting our units quite often and I wondered if the following information is correct. As I did not quite understand the information I heard -I thought I would try to check it out. On Frame structure in Salt Lake, if good preparation is made and quality paint is used - you can expect the improvement to last ten years on the north and east sides of the building. After six years, you should apply a touch-up single coat to the south and the west sides to keep the surfaces in good condition. So I am wondering if this information agrees with our experience here in Barrington. If it does, then we are probably doing the best we can with one of the big problems we have with maintenance."

Our response is that he has the correct information and that would have been our experience had a couple of things happened early on at Barrington. 1) that the painting schedule had been maintained and adhered too at all cost. 2) that proper prep work had been done 3) that quality paint had been used. Unfortunately we now find ourselves having to deal with badly deteriorated exteriors. Thus our investigation of Stucco, Vinyl, and other types of less maintenance siding. We are also dealing with some structural repair where weather has invaded. Great Comment!!!

Another resident wrote:

"I currently pay an additional \$11 to Taylorsville Bennion for new sewer lines that were installed 3 years ago. This additional \$11 will continue for 10 years. I also pay an additional \$5.00 to Questar for an improvement done to the Park. I have no Idea what for or how long. This is on top of my \$149 (now increased \$5.00) HOA fee. I am just curious as to how many people really thought or knew about this when they voted for the increase."

We think the drift here is frustration by the writer of ever escalating fees. No one is more sympathetic then we, the Board of Directors, who also pay the escalating fees. As much as we would like to think we will never ask for another increase, reality is that at some future point we will need an increase again. We have limited control on what we are charged for utilities, insurance, labor, materials and repair parts. We have less control on simple deterioration and the amount of useful life we can get from our infrastructure. Regardless of the frustration, the buildings still need to be maintained, the lawn watered and grass cut, the streets plowed, the bushes trimmed and lights turned on. Thinking by just denying an increase will stop the requirement is a bit naïve from any management perspective. We still guarantee to you homeowners that we, the Board of Directors, will and do guard your dollars jealously. We will only propose increases when

we see no other way to accomplish the requirements of the CC&Rs when it comes to maintaining your properties and the reserves of the Park.

**We will advertise your businesses as long as it can be relatively short, you provide a copy of your business license and 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. We will advertise for a period of three months unless terminated earlier by the business owner. Renewals are made by contacting Bruce @ 558-1737.**

*"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 \$40/hour for any work done within Barrington Park. Call for quote on computers, printers, software, etc. 265-3815. 1/3

Clip and save this as a coupon: *ADVANCE OPTICAL SYSTEMS* – Quality Eyewear at Below Retail Prices. 3495 South Main Street, SLC, UT 84115 (801) 265-2110. Come in and see our great selection of frames, prescription and non-prescription sunglasses, full coverage children’s packages. **FOR ALL BARRINGTON PARK RESIDENTS AND THEIR FAMILIES** bring in this coupon and receive an additional 10% discount. 3/3

**Next Board Meeting** Board Meetings have been changed to Wednesday Evenings. The next regularly scheduled meeting will be 8 January 2003, starting at 6:30 PM.

**BARRINGTON PARK HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS  
 YEAR 2003**

President	Mary McDermott	261-3905
Vice President	Bill Wassmer	293-8968
Treasurer	David Maxwell	265-3815
Secretary	Deloris Lenhart	265-0580
Voting Members	Chuck Berg	268-4555
	John Bria	269-0530
	Linda James	268-3740
	Karen Knigge	599-1919
	Mike Perlman	265-8666
Maintenance Manager:	Roy Bollinger	263-0822 Emergency 971-4216
Maintenance	Randy Mitton	263-0822
Business & Finance Manager:	Bruce Bollinger	558-1737 Home 273-1127
Office	263-3628	Leave a message

**Clip and return with your payment**

To help the Barrington Park Homeowners Association save postage dollars that could be used for other improvements around the Park, I would be interested in receiving my Barrington Park Newsletter and Monthly Statement by E-mail. The following information is provided to facilitate the process:

FIRST NAME \_\_\_\_\_ LAST NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_

E-MAIL ADDRESS \_\_\_\_\_ PHONE NUMBER \_\_\_\_\_

I (circle one) DO , DO NOT wish to be included in a Barrington Park Directory.

I (circle one) AM , AM NOT the owner of the unit who’s address is listed above.