

BARRINGTON NEWS

Barringtonpark.org

June 2006

In an attempt to keep the Barrington Park residents better informed of what is happening in 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.

We think that summer has now officially arrived. From two weeks of extraordinary heat before, to rain and freezing on Memorial Day and now back to heat, we are reminded that it's normal Utah weather. As trivia, this is the third year in a row that the pool has been rained or "colder" out on opening day. Hopefully it does not become too hot real fast.

Building Coatings - The Architectural Control Committee has finalized the plans for building repairs and coatings. Five of the worst buildings and five of the best buildings are being selected for this first year (more will be done if the money comes in fast enough). The logic is to fix the worst because they are really in bad shape and to get the best before they need little, if any, money to prep them. The crew is getting hired and will be starting in the next week or two. Equipment and product is on the way and selection of the initial homes is being finalized. Many have asked why we did not start earlier. Although the weather is a large factor, funds are still the biggest issue. The initial assessment payment is due the first of June. Some people have been paying portions, some have paid all, but some have not paid anything as of 1 June. We cannot go any faster than the funds come in. Next year when we have had all winter to collect monies, we will have enough to really hit it hard. We'll keep you posted as the process develops.

Grounds- A reminder from the Grounds Committee; **ALL** weeds and unsightly items need to be removed from under decks, on decks and in patio areas. Newspapers should not be allowed to accumulate on the front sidewalks and porches. All planted areas need to be weeded and cleaned up. All rose bushes and small shrubs need to be trimmed. It is your responsibility to keep your area cleaned up. This will help keep Barrington Park looking good, "this is your home", show that you care. Starting June 15th 2006 there will be fines imposed if these areas are not free of debris and weeds; this also includes oil on driveways.

Best Looking Garden Award - On August 10th 2006 a gift Certificate in the amount of \$50.00 will be awarded to the home that has the best looking yard. Many of you do a great deal around your homes to make Barrington look really good. The Board and Grounds Committee think you ought to be recognized for your efforts. Those of you who have not started yet still have a lot of time to get those flower beds going, so get busy and start cleaning and planting.

Trash and Dumpster - As you are sprucing up your area, you will generate yard waste. We ask as much as possible that you use your garbage cans for that waste. However, if you generate more waste than can fit in your can, place the material by the curb and our maintenance crew will pick it up. We do own a dumpster that residents can put some items in other than furniture, mattresses, tires and other large bulky items or waste generated from major remodeling or businesses. Paints, poisons or any other material considered hazardous or toxic cannot be put in the dumpster. Used oil or antifreeze is especially forbidden. Please check with maintenance before you put anything in the dumpster. Individuals with keys to the RV Park should not use those keys for access to the dumpster. Thank you for helping us continue with our ability to use the county landfill.

Definitions of the Month – *Planned Unit Development (PUD) vs Condominium* . Everyone that owns a home in Barrington Park has purchased in a PUD and NOT a condominium. That means that you actually own the ground that your home sits on and usually about one foot around the exterior also. In a PUD you also own equal amounts of all the *Common Areas* such as the tennis courts, pool, streets, sidewalks, open areas, ponds, etc.. In a condo, you own space, the space you live in, and that's about it. In our PUD there is another term called *Limited Common Area*. Our CC&Rs define "Limited Common Areas" shall mean and refer to that portion of the Common Area which is reserved for the exclusive use of the owners of the adjacent lots, which areas are designated on the recorded Plat Maps by single cross-hatching and by numbering which identifies the particular Lot to which each Limited Common Area attaches." When we looked at the Plat Maps the front of each home is designated Limited Common Areas. You may ask why we have given you all this info. Here is the reason. Over the past few months we have received complaints from people walking around that they have been confronted about walking on others property. We have also received complaints that people walk right next to homes and pets being walked are allowed on other owners porches, patios or flower beds. Here are the do's and don'ts. When you are out walking, don't walk so close to someone's windows that you can see the color of their eyes. Don't walk on people's front lawns and if you have a pet, don't allow it to walk on people's porches, patios, in their gardens or flower beds. In other words be respectful of people's space and feelings. If you are in your home don't become offended if someone walks in between you home in order to gain access to more open spaces. Even if you don't like pets, allow those that do to be responsible pet owners. Don't place items such as children's playgrounds, hammocks or other things that impede travel, lawn maintenance, or safety in the limited or regular common areas. In short, please be respectful of each other. This is moderately dense living, if you insist on complete privacy; you should get a home single home with high fences all around. If you feel your animals should be able to go where they want get a farm and let them roam unrestricted. If you feel no one has the right to expect some degree of privacy and space you might consider communal living in some remote part of the world. This probably made no sense and was more than you wanted to hear but we felt it necessary. Have a good day--

Building Assessment Payments – As a reminder, the first quarterly special assessment payment of \$150.00 was due 1 June 2006. Some of you have been making payments for the past couple of months. Others have already paid the quarter or more. Last month you have received your regular HOA statement and your Special Assessment Statement that showed anything you had paid to date with a remaining balance. Remember that the remaining balance is for the entire assessment over the life of the assessment. You will receive special assessment statements once each quarter, not every month. Remember that your assessment payment is due the 1st of the month and is considered late after the 10th of the month. If you have any questions, call Bruce at the office 263-3628.

Pool Opening – The pool is open. Hours are 11:00 AM to 9:00 PM , Monday thru Friday and 10:00 AM to 9:00 PM, Saturday and Sunday. The pool will close during periods of inclement weather, temperatures of less than 80 degrees or if the pool becomes contaminated based on the decision of the pool monitor. Pool rules are posted on the bulletin board, the pool area and at our website barringtonpark.org. The pool will also be opened for adult water exercise at 8:30 AM Monday thru Friday. If you are interested in participating, call Evelyn Strong at 262-6786.

3rd Annual Barrington Park Wide Garage Sale – From all indications the Park-wide Garage Sale went well on Saturday and bit off on Sunday. We'll look at this again next year and perhaps back off a day.

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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. You do not need to make two separate checks for the special and regular HOA fees, unless you want to for your own accounting purposes. Anything above what your normal HOA fees are will be applied to the special assessment unless you indicate differently. Monies received is first applied to the regular HOA payments and then to the special assessment. Regular 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 can be charge for any payment received after the 20th of the month. As stated in the CC&Rs, 1½ percent interest per month is charged on the unpaid balance of all accounts. Bruce cannot waive those charges. Anyone seeking relief must submit a letter to the Board with an explanation of why the finance charges or late fees should not be applied. Homeowners who are at least 90 days in arrears 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.

1164 Norwalk	DeGraw	4301 Rugby	Martinez
1242 Thames	Gallegos	4305 Haverford	Hood
4229 Derbyshire	Griffiths	4307 Rugby	Jensen
4261 Winfield	Sepulveda/Gallardo	4316 Cromwell	Lloyd
4271 Gloucester	Luna		

May 2006 PARK REPORT

Job Order Status -182 new Requests, 100 Closed, 265 Still Open – a backlog increase of 82 (counter 2952) Of the 265 still open, 37 are unfunded. Many are cement and siding requests. Largest month increase during period 1 April 2003 to present.

Grounds - & Buildings

- Pond reeds sprayed twice
- Bio Ball pond 1
- 3 New decks replaced (1180 Nor, 4231 Win, 1243 Tham)
- Decks being stained
- Round up all drives, walks, streets and fences
- Sprinkler system up and running two weeks ahead of schedule
- Mows started early and all month
- Shrubs removed and replanted 1300 West
- Re-grading under decks.
- 4 Trees removed, No. Entrance, So. Entrance, Haverford Court, Abby Court
- Shrub trimming on going
- 6 more Roof replacements 4286/4294,4276/4284,4266/4274 Bruns & 4264/4270, 4274/4280 Win.
- Siding repairs where holes are breaking through.
- Preparing to start coating first week of June
- Pool cleaned and heat turn on 23 May
- Continued to work on back logged Work Orders
 - Major projects still on.
 - “Lifting” covered decks as time permits.
 - Bridge Repair

Office –

- New Folks
1192 Norwalk Woodruff/Lawson(Toscan)
4318 Whitby Peck (Moore)
4308 Newton Buhr (Maruyama)
1238 Southampton Anderson (Wahrenbrock)
4320 Whitby Benadik (Barrett)

Board Information

- Slip and fall – Nothing new
- New account opened for Assessment Monies
- Sabrina has again accepted pool monitor control
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Board Decisions –

- Would like to finish remaining 4 Decks 14 K
- Would like to do 1 more roof 3 K
- Would like to solar heat pool approx 2.5K
- Pool Hours 11-9 M-F, 10-9 S&S
- 19 Complaints
- 8 Compliance Issues

On Hold -

Smoking at the pool
Second hand Smoke

From You - 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 @ 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 \$40/hour for any work done within Barrington Park. Call for quote on computers, printers, software, etc. 265-3813 2/3

YORK - Air conditioning units & furnace replacement and service. Call Ron Broburg, Secure Mechanical, 635-7124, a professional licensed contractor. Discounted equipment prices furnished by Lonnie Knigge, 599-0627, 14 year resident of Barrington Park and the York distributor for Utah. 2/3

DISCOVER A NEW YOU! – See yourself in a whole new way with a free makeover! Find a look that expresses your style, your personality, your life. Call me to create a fabulous look that’s uniquely you. You’ll love what you discover. Marilyn Silcox, Mary Kay Independent Beauty Consultant www.maykay.com/msilcox cell 801-550-7185 3/3

Bio Performance Fuel “The Top Secret Gas Pill” – Save 25 cents to 50 cents per gallon, very simple, very inexpensive. The product is EPA approved. This is for real. Call Marilyn Silcox for details at 801-550-7185. 3/3

NEXT SCHEDULED BOARD MEETING: 15 June 2006, 6:30 PM at the Office