



N E W S O F T H E N E I G H B O R H O O D

SPECIAL POINTS OF INTEREST:

- **January 15,** 2008, 6:45 p.m.; **Annual Homeowners Meeting** at the **Oregon Golf Club** refreshments will be served.
- Elect a 2008 Board of Directors
- **MAIL YOUR PROXY...VOTE!**
- An opportunity to **get involved** with your community—2008 Committee Positions Available

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A MESSAGE FROM THE BOARD OF DIRECTORS

Dear Barrington Heights Homeowners,

As the year draws to a close it is time to reflect on the past year within our community. We had a fairly successful year, we have nearly completed the annexation of the new development off of Beacon Hill and Manchester Ct., and we are just waiting on some information about the plat from the city. This will add revenue from ten additional home sites to the Barrington Heights budget and insure continuity within our neighborhood.

The board has also spent a number of months working to amend the CC&Rs bringing them up-to-date with the latest construction materials. The amended CC&Rs will

allow Presidential TL composite roofs or equivalent as well as synthetic stone approved by the Architectural Review Committee. This amendment will be rolled out in phases. We have sent the amendment out to the homeowners of Phase 1 and are awaiting their response. If we get approval from the Phase 1 homeowners, we will roll the amendment out to other phases. From our experience, the best way to move an amendment forward is for the board to solicit one or more champions from each phase. The champion will work with the board and NWCM to making sure that all of the ballots for the amendment are returned. If any of you are interested in being a champion for your phase, please contact Cathi

Sleight at NWCM.

Financially, we have been successful in collecting over \$6,800 in late fees owed to Barrington Heights Association of Homeowners and year-to-date we are under our budget. However, as many of you have probably noticed, our holiday decorations are not up to our past grandeur. This is because as we were working with vendors for the holiday lighting it became apparent that much of the electrical equipment within Barrington Heights is getting old and much of it needs repair. For safety reasons, the board elected to cut back on the decorations this year and to apply that money to making those repairs.

A CALL TO PARTICIPATE:

Unfortunately, the terms of all of our current board members expire at the end of this year. That means that we have five openings for new board members. If you would like to be involved in making decisions that affect the association, please volunteer

your services. Earlier you should have received a form from NWCM to nominate yourself and/or others to be part of the election of board members to be held at the annual meeting on January 15th. Also, in order to perform any Barrington Heights business at the

annual meeting, it is necessary that we have a minimum of 63 homeowners (individual lots) represented. The quorum does not require that you be present at the annual meeting, you can instead fill-out your proxy and return it to NWCM.

A CALL TO PARTICIPATE (CONTINUED FROM PAGE 1):

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In addition to the board of directors, as our neighborhood ages, there is a great need for volunteers to work on various committees within the association. The two main committees are the Architectural Review Committee (ARC) and the Landscaping Committee.

The ARC is responsible for maintaining the BH Design

Guidelines as well as reviewing applications made by homeowners for making changes to their properties.

The Landscaping Committee provides valuable input and recommendations to the BH board about what should be done to improve the landscaping and hardscapes within the neighborhoods common areas. If you would like to volunteer for

either of these committees, please notify NWCM either by email, telephone or at the annual meeting.

NWCM may be contacted by phone at: 503.670.8111 or Fax: 503.670.0775

Via Mail:
Northwest Community Management
P.O. Box 23099
Tigard, OR 97281

The physical address is:
17700 SW Upper Boones Ferry Rd, Ste 120
Tigard, OR 97224

Website:
www.nwcommunity.com



Got Pests? Through a collaboration with Nature First Pest Control you will receive 10% off services provided. Call 503.579.3680 and mention this ad.

BARRINGTON HEIGHTS . . . ON THE WEB !

Are you new to the area or new to Barrington Heights? Are you an original homeowner from the phase one development? Do you fall someplace in between?

Barrington Heights has a web site crammed full of information from document copies

(including the plat maps filed with the City of West Linn), to CC&R's and amendments, plus archives and FAQ's. In addition, there are valuable links regarding transportation, utilities, police and fire services and much, much, more.

During the upcoming cold

months cozy up to the fireplace with your laptop and browse your associations' web pages. You might be surprised at all the information available at your fingertips.

Visit us at:
www.Barrington-Heights.com

HAS YOUR PHONE NUMBER CHANGED? DO WE HAVE THE CORRECT CONTACT INFORMATION FOR YOU? THE BOARD OF DIRECTORS IS INTERESTED IN UPDATING ALL RESIDENT CONTACT INFORMATION AND IN INITIATING AN EMAIL NOTIFICATION SYSTEM. PLEASE CONFIRM YOUR INFORMATION AT THE ANNUAL MEETING OR CONTACT NWCM.

WHY HAVE CC&R'S?! . . .

Have you ever wondered what it stands for or why we need one? CC&R's or Covenants, Conditions, and Restrictions is a document indicating an agreement to control the requirements, restrictions, and use of a property.

As a homeowner in Barrington Heights, we know you

want to ensure that the very assets that first attracted you to the community are maintained and preserved. The rules associated with owning a home in Barrington Heights are included in this document, to which the owner of each lot is subject. The CC&R's allow architectural control of exterior changes to your home

and lot, so it's very important to read and understand them. Plans for any exterior changes are reviewed by a committee to ensure that those changes integrate well into the existing design of the neighborhood.

If you are planning to change the exterior of your

home or would like additional information regarding the circumstances in which you must file an ARC request, please contact NWCM or download a copy of the necessary application from our website at www.Barrington-Heights.com