



News of the Neighborhood

SEPTEMBER 2008

A MESSAGE FROM THE BOARD PRESIDENT...

SPECIAL POINTS OF INTEREST:

- **Return your proxy by October 1st**
- **October 6: Board of Directors Meeting—All welcome.**
- **October 15: Special homeowners meeting to approve 2009 budget—All welcome.**

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I have been a resident of Barrington Heights since 2002 and am honored to serve as your board president. As I contemplated writing this column, I struggled with what to include, what would interest my neighbors and fellow residents. I reflected on my initial perceptions of the neighborhood and why I became involved in the board. At one of my first meetings, I met another long term resident, a man, who spoke encouragingly about previous board accomplishments and enthusiastically recommended areas for change. He also stated the importance of having his voice heard and of the importance of neighborhood participation; for without participation he felt he could not justly criticize. His message reverberated in my head; I also wanted to initiate change and to do so I felt it was important to become involved in the process.

Now, I would like to recognize and thank our 2007 retired board members Doug Kohlert, Randy Eggen, and Monty Wood and then, welcome our new

members for 2008 Brad Arms, Sandy Fogle, and David Meyer and acknowledge Bill Hupfer for his continued support and participation. This group of members has been an honor to work with.

Looking forward, one of our goals is to insure fiscal responsibility. To accomplish this goal we have scheduled a special meeting on Wednesday, October 15, to review the 2009 annual budget and monthly assessments for each lot owner as per Article V, section 1(b) of the governing bylaws. Upon budget approval a bill mailed to each homeowner will reflect a due date of January 1, 2009, and considered delinquent if not paid by February 1. Included with the newsletter you will find a copy of this budget, a note from Brad Arms, Treasurer, and a proxy for you to vote. Please return this proxy regardless of your intent to attend the meeting. We will also hold our regular annual meeting for election of officers in 2009 additional information will be forthcoming.

Next, I mentioned change, in this newsletter I have included a section titled "work completed and in progress..." I realize as our neighborhood ages items require additional attention and possibly replacement. We, as board members and neighbors, have a goal of identifying those areas requiring attention, and proposing then, implementing change. I also encourage you, as residents, to become involved in your community by working with us to recognize and implement those changes. We, the board represent, only five home sites, as a community we are over 250. In passing, if you notice areas that require attention such as streetlights, or common areas, or if you would like to participate on a committee or project please contact one of us or our community manager, Wes Finchum. We look forward to increasing homeowner involvement in our government and to exceeding the expectations of this community.

-Margaret Juarez
President, BHAOH

SCHOOL IS STARTING AGAIN—SLOW DOWN!

As school starts up again, it is important for drivers to be more aware of pedestrians. Younger children sometimes lack the maturity to remember to look both ways, or misjudge how fast a car is coming. Older children may take up the challenge of getting across the road when it is not safe. Periodically drivers need to remember to slow down in the neighborhood.

A vehicle traveling 20 mph requires approximately 64 feet to stop; at 30 mph, the distance is 112 feet; and it increases to 170 feet at 40 mph. These are averages; distances increase when traveling downhill or with slower reaction times which occur when drivers are distracted with cell phones or radios.

Pedestrians hit by a car going 20 mph have only a 5% fatality

rate. If hit by a car traveling 30 mph, the fatality rate increases to 40%, and jumps to 95% at 40 mph.

Many Barrington Heights children ride the buses each day and are on the street or crossing to their stop, so we ask that you remember to drive safely throughout the neighborhood.

During the 2008 calendar year the board of directors undertook several projects within the community. Those major projects included rebuilding the synthetic stucco planters and benches, and repairing the brick walks at the corners of Barrington and Wellington at Beacon Hill Road; filling in the hollow tops of mail boxes with brick to prevent the collection of weeds and debris; sanding and painting the metal surfaces of mailboxes which had begun to rust; cleaning mold and algae from the Imperial water feature and installing

bark mulch on the Imperial islands; cleaning and painting the iron fences and gates on Imperial at Radcliffe; replacing the landscape material on the Salamo entry island; and working with PGE to restore power to the street lights on the corner of Barrington and Beacon Hill. Finally, electrical improvements on the Imperial island are under way and expected to be completed by the end of the year.

Routine projects were also tackled and included items such as the testing of all backflow devices with replacement of

sprinkler valves as needed; replacing the electric irrigation controller with a battery operated model when power was lost to the Barrington island at Beacon Hill; replacing streetlight bulbs and globes as necessary

The board wishes to thank the homeowners affected by these projects for their patience and cooperation during the construction phases.

-Brad Arms
Treasurer, BHAOH

Show your support by attending a bi-monthly meeting of your board of directors.

SUMMARY OF CC&R'S

The following is a summary list of rules and regulations that, in conjunction with the Covenants, Conditions and Restrictions (CC&R's), apply to the Barrington Heights Association of Homeowners. This listing is not intended to replace the terms and conditions outlined in the CC&R's, although in some cases they do attempt to clarify the original declarations. The CC&R provisions will be the basic criteria upon which all decisions of the Board of Directors and the ARC will be based.

The Board of Directors would like to remind you that before starting any project that affects the outside of your home or lot, you need to consult your CC&R's, and then get an Architectural Review Application to be submitted to the Architectural Review Committee (ARC) in order to obtain approval for your project. The application is easily downloaded from the website barrington-heights.com. If you have any questions, please contact NW Community Management.

1. Signs: You may post one "For Sale" or "For Lease" sign on any lot. The sign shall not exceed 24 inches high and 36 inches long. Temporary placement of "Open House" or political signs is allowed on private property. No sign is permitted in common areas unless previously approved by the ARC.
2. Garage Sales: Garage or tag sales are prohibited.
3. Trash Cans: Containers for trash, yard waste, recycling or other debris

awaiting removal or collection must be kept inside a garage or in another location entirely out of view from adjoining streets, and sidewalks, except on or one day before collection or disposal.

4. Play Structures: Any play structure, including but not limited to sport courts, tennis courts, climbing and swing structures, require ARC approval prior to installation. Such structures should be concealed behind screening and be well maintained for the benefit of neighboring properties.
5. Basketball Hoops: No basketball backboards or hoops shall be installed on the residential structure, or on a post, pole or other base. Temporary basketball hoops are not allowed to be in the street or on the sidewalk, or to extend over any street area, or protrude into the sidewalk area.
6. Animals: All dogs shall be kept on leashes while outside the owner's lot. Owners are responsible for cleaning up after animals in a timely manner, and are responsible for any damage or noise caused by their animals.
7. Parking: Recreational vehicles, boats, trailers, motor homes, campers, motorcycles, trucks over ¾ ton rated carrying capacity, or like equipment shall be allowed so long as they are kept in the side yard (i.e. alongside the garage), behind an ARC approved screen which meets fence requirements, and behind the

front elevation of said residence. No "For Sale" signs shall be hung in parked vehicles. For safety reasons and for the benefit of neighboring properties, it is requested that vehicles be parked in garages or driveways rather than on the streets.

8. Commercial Uses of Property: Residential lots shall be used for residential purposes only.
9. General Property Maintenance: Each Owner shall maintain their Lot and Improvements in a clean and attractive condition, in good repair and in such a fashion as not to create a hazard of any kind. Such maintenance shall include, without limitation, painting or staining, repair, replacement and care of roofs, gutters, downspouts, surface water drainage, walks and other exterior improvements. In addition, each Owner shall keep shrubs, trees, grass and plantings of every kind neatly trimmed, fertilized, properly cultivated and free of trash, weeds and other unsightly materials.

If you have specific questions regarding the aforementioned information please refer to your CC&R's or contact our property management team.

- NWCM Management Team

BARRINGTON HEIGHTS NEIGHBORHOOD DIRECTORY...

A new neighborhood directory is taking shape to benefit all residents. Once final printing has been completed a copy will be distributed with the complements of the board of directors. The directory is published as a service to our residents and every effort will be made to insure the accuracy of the content information. The names published are for the personal use only of neighborhood residents and not intended for use for any commercial purpose. Limited advertising will be sold

to cover the cost of preparation and printing.

If you are new to the neighborhood or would like to update your listing please send your name and spouses name as you would like it listed with your address and phone number to

iluvpdx@yahoo.com. Other inquires regarding neighborhood issues should be directed to NWCN.



Coming soon...

HELP WANTED: COMMITTEE POSITIONS ARE OPEN...

One of the biggest challenges we face has been decreasing neighborhood participation. Since 2002, we have failed to achieve a quorum at our annual meetings and have seen our committees dwindle in size and become non-existent. The success of our neighborhood is dependent on your participation.

Depending on your availability, various committee positions exist some requiring as little as an average of one hour per month. Assistance is welcome with the preparation of a regular newsletter, since 2002 it has been a committee of one. If you are interested in gardening, now is the time to select our fall color and the

landscape committee would welcome your participation. The holidays are quickly approaching presenting an opportunity for anyone interested in joining the decorating committee. Opportunities exist in a variety of areas; please contact us if you are interested.

-Margaret Juarez
President, BHAOH

SHARE YOUR KNOWLEDGE...

As our homes age we are experiencing the need to hire consultants and engage contractors. One valuable tool we have is our knowledge and experience. If you have information regarding a recent remodeling or renovation experience

you would like to share in an upcoming newsletter please send it to me at iluvpdx@yahoo.com.

Some areas for consideration are sidewalk repair, roofing replacement, siding or EIFS repair and installation, and

kitchen or bath remodeling.

Also, consider sharing the name of your babysitter or house keeper.

I appreciate hiring an individual who is recommended by a neighbor.



EVENTS...

West Linn Arts Festival:
Saturday & Sunday,
September 13-14, 2008
With the inauguration of our new venue on the river front of Willamette Park in West Linn at 12th Street between Tualatin Avenue and Volpp Street. We invite you to join

us and a group of talented juried artists for "A weekend at the park"
-westlinnartsfestival.com

West Linn Farmers Market: Tuesdays from May 6 - Oct. 14, 2008, 4:00 to 8:00 p.m. In the Historic Willamette District Willamette Falls Drive from 10th to 14th street
-westlinnchamber.com

Willamette Falls Lock Fest: Saturday September 13, 7:00 a.m. to 4:00 p.m. at Willamette Falls Locks Park. The fifth annual festival is a free, family-friendly heritage and river event. Shuttle service is provided between Lock Fest and the West Linn Arts Festival at Willamette Park. Come and enjoy history exhibits, mill tours, boating and river displays and activities for all ages.
-westlinnoregon.gov

News of the Neighborhood

visit us online at Barrington-Heights.com

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Your 2008 volunteer governing board is comprised of Margaret Juarez—President, Brad Arms—Treasurer, Bill Hupfer—Secretary, and Sandy Fogle and David Meyer—Directors.

Board meetings are held at 7:00 p.m. on the second Wednesday of even-numbered months at the West Linn Adult Community Center, 1180 Rosemont Road.

Homeowner input is appreciated and encouraged. The Board of Directors serves on behalf of and in the best interests of all homeowners. Feel free to attend one or all board meetings, introduce yourself and learn about things occurring in your neighborhood.

Home Remodeling 	
<p>Is your home dated? Have you considered moving, but haven't found anything comparable? Perhaps, it's time to update your current residence.</p>	<ul style="list-style-type: none">• Over 40 years of residential construction experience.• Barrington Heights references.• Call me to receive a free estimate.
<p>CCB #59599 14285 SW Todd St Beaverton, OR 97006</p>	<p>West Fir Construction Group Jack Yarbrow President Tel: (503)720-3840</p>

Support our Schools...

Children are our future and unfortunately schools continue to struggle financially. So, as the new school year begins consider these easy ways you can help support our schools financially.

If you buy groceries, consider registering your preferred shopping card. For instance, visit Albertsons.com "In the Community" or eScrip.com for Safeway to link grocery purchases that automatically generate contributions to your designated school. Have more than one child, simple you can designate percentages to multiple beneficiaries.

Do you enjoy shopping on line? Visit schoolpop.com and designate your school (s) to receive up to 18% of your online

purchase with no extra cost to you. Hundreds of online merchants participate like Apple Computer, Dell, Eddie Bauer, Land's End, Nordstrom, Target, Sears, JC Penney's and more, many, many more!

Buy office or school supplies? Office Depot will give 5% of your purchase to your school at checkout; just ask to designate your school of choice.

Do you subscribe to magazines? Our middle schools have an annual fall magazine fundraiser where up to 50% of your subscription price benefits the school. Worried you might pay more; just ask for your preferred rate by including your most recent renewal notice with

your order.

Finally, if you do not have children at home, choose your grandchildren's school as your beneficiary or your favorite charity. It's easy, an opportunity to give, too good to miss.

