



December 2008

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

L o o k i n g   f o r w a r d   t o   c h a n g e . . .

SPECIAL POINTS OF INTEREST:

- **January 13, 2009**, check-in 6:30 p.m.; **Annual Homeowners Meeting** at the West Linn Adult Community Center.
- Elect a Board of Directors. **Mail your Absentee Ballot!**
- Take advantage of an opportunity to **get involved** in your community—volunteer!

INSIDE THIS ISSUE:

Changes in street light...	2
Share your knowledge...	2
CC&R amendment...	2
Work Completed and in process	3
...Holiday Lights	3
Why a special meeting...?	4
Treasurer's Report	4

As the end of the year draws near, I reflect on the successes and challenges faced. In 2008, residents saw economic change across the world in the sub-prime crisis, record oil prices, and stock market losses, closer to home friends and family experienced corporate restructuring and job loss, newspaper headlines reported a “recession is here”. During the past year real estate prices have plummeted and neighbors have lost their homes due to foreclosure. In 2009, we expect change and are ready for relief. In 2008, in spite of the crises individuals stepped forward to serve on the board of directors and take-on projects within the Barrington Heights community. In 2009, to manage this association, we must have participation from

homeowners. Several opportunities exist for residents either to serve on the board of directors or to serve on one of several committees. As an active member of this association one of the frustrations I have faced is the lack of participation by fellow homeowners. I implore each resident of Barrington Heights to get involved either by joining a committee, attending a meeting, or simply returning a proxy or ballot in a timely manner.

The Barrington Heights Association of Homeowners is governed by a five member Board of Directors, each member volunteers and typically serves a three-year term. In January 2009, the annual meeting of the BHAOH is Tuesday, the 13th in accordance with the Bylaws. At this time,

you will have an opportunity to elect new members of this governing board. In preparation for this meeting I encourage you to submit nominees to NWCM; nominees may be self-nominated or nominated by another homeowner. They should be members in good standing with the BHAOH and have a desire to actively participate in decision making and providing direction for our community. If elected they will be expected to prepare for and attend bi-monthly board meetings held at the West Linn Adult Community Center on the second Wednesday of each even month. If you have any questions please contact Wes at [iluvpdx@yahoo.com](mailto:iluvpdx@yahoo.com).

-Margaret Juarez  
President, BHAOH

## CHANGES IN STREET LIGHT . . .

In November, the city of West Linn notified NWCM that the “maintenance and repair of the Barrington Heights street lights would be the responsibility of the City of West Linn Public Works.” In the past, any repair or

maintenance was the responsibility of the association because of the style of poles installed during the original development. A current list of issues has been forwarded to the city by NWCM and effective

immediately, any street light issues should be directed to Sam Foxworthy, Transportation Supervisor at 503.742.8616 or [sfoxworthy@westlinnoregon.gov](mailto:sfoxworthy@westlinnoregon.gov), rather than to NWCM.

## SHARE YOUR KNOWLEDGE...

In the previous newsletter I asked neighbors to share their knowledge and experience in an email.

One resident responded with: “... had my kitchen remodeled by Larry Haroun and it was done well. My neighbor also had their work done by him. One of the positive is that he resides only a few blocks from BH. Though he doesn't reside within our BHA boundaries he is

only blocks away from dealing with any issues that might arise. The individuals that he has working for him all seemed to have been around awhile and knew what they were doing and showed up on time. His e-mail is [lharoun@comcast.net](mailto:lharoun@comcast.net) and number at LH Remodeling Inc. is 503.754.1358.”

Another reported a positive experience with the repair of a

sidewalk that was lifting due to tree roots and the placement of driveway pavers by Tom Garber of Stone Paving, LLC, his number is 503.623.2106.

Finally, for small updates, or home improvements try Jack Yarbro at West Fir Construction. Jack's number is 503.720.3840.

If you have information you would like to share please email [iluvpdx@yahoo.com](mailto:iluvpdx@yahoo.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.**

## CC & R AMENDMENT UPDATE . . .

As you know the Board of Directors has taken on the arduous task of amending the CC&R's of each of the phases in the association to update the design guidelines to incorporate new materials which were not available when the neighborhood was initially developed but which can be incorporated nicely into the exteriors of homes of the caliber within Barrington Heights. So far, phase 1 has been completed with the

assistance of Star Moore. Thank you Star for your dedication to completing this task. Documents have been compiled by the associations attorney and mailed to homeowners of phases 2 and 3. To date we have received responses from just 21 homeowners, of these 19 are from phase 2. In order to finalize the process for phase 2 ballots will need to be collected from 11 more homeowners. Then

we can proceed to complete collections for phase 3 and compile the results for phase 2.

If you live in phase 2 or 3 please return your ballot immediately. If you require a new form contact Wes at NWCM. Each ballot that must be collected in person requires special attention and takes family time away from members of our board of directors. Your cooperation is greatly appreciated.

OUR PROPERTY MANAGER IS WES FINCHUM,  
 NORTHWEST COMMUNITY MANAGEMENT  
 1.877.852.8100x256  
 EMAIL: WES.FINCHUM@NWCOMMUNITY.COM  
 VISIT US ONLINE BARRINGTON-HEIGHTS.COM

## WORK COMPLETED AND IN PROCESS ...

Since our last newsletter, we have completed adding metered electrical power to the island at the Imperial entrance which required boring under the street and extensive work, both on the island and on the North side of the street. This work was necessary because the prior arrangement of tapping into PGE power for landscape and

holiday lighting was no-longer acceptable to PGE due to the risk of interfering with their transformers and other streetlight infrastructure. This project has allowed us to add holiday decorations to the Imperial entrance, which had to be cancelled last season when the power issues were discovered. In

addition, we completed eight other common-area improvement projects that we shared with you in the last newsletter. For the first time in several years, we enter the new year with no major infrastructure projects on the slate!

-Brad Arms  
 Treasurer, BHAOH

SEND NEWSLETTER INFORMATION TO  
 ILUVPDX@YAHOO.COM

## WHAT'S UP WITH HOLIDAY LIGHTS? ...

The good news is that we have a light display at the Imperial entrance this year (thanks to the electrical upgrades) and at Wellington bridge which have remained lit without GFI and other electrical problems. The moderate displays at Radcliffe Ct., Fairhaven bridge and Riverknoll Ct. have functioned well (except for lights damaged at Riverknoll from unknown causes, possibly vandalism). The major problems this year were in the trees at Salamo entrance and

Barrington/Riverknoll, where the GFI outlets tripped every time it rained. These GFI issues are caused by light strands that have been left in the trees for 2-3 seasons and now have damage that is not apparent except when it rains, and by age and wear of existing wiring. Going forward, we plan to remove all lights from trees at the end of the season, and string the trees fresh each year, possibly with the new technology LED lights. Stringing trees each

year will cost more money and we may need to make some adjustments to stay within the budget. The sense of the current Board is that the priority for next year should be to improve the display at Salamo and Imperial main entrances and minimize GFI problems. We welcome a team of individuals willing to take on the task of holiday lighting in the future.

-Brad Arms  
 Treasurer, BHAOH

## WHY DID WE HAVE A SPECIAL MEETING OF HOMEOWNERS IN OCTOBER, 2008? ...

Earlier this year, the Board believed we were headed for a cash-flow problem at year end since: 1) the major investments in common area improvements planned for the year would drain our working capital by December 2008, and 2) our past practice of sending out assessments in February with payments due in March would leave us without adequate money in the operating account to pay expenses in January and February 2009. Rather than borrowing from reserves, and then increasing the 2009 assessments by an extra \$80-

\$100, we found by following the process in our Bylaws the problem could be solved. To do this, we needed a Special Homeowner's meeting to approve the budget in October so that assessments could be sent out by December 1, 2008. The good news is that we achieved the quorum at the special meeting by using proxies, thus saving everyone the time and trouble to actually attend the meeting. Thank you to everyone who sent in their proxy promptly when first received!

Unfortunately, not enough proxies were sent in the first round ... which forced Board members to take about 40 hours of their personal time to go door to door until sufficient proxies were obtained. During the meeting NWCM reported 4 residents/ board members were present with vote and overall, 58 votes were in favor of, 8 were against the budget and 6 voted to count as a quorum but not vote. Out of 251 mailings 72 responses returned was enough to satisfy the quorum requirements.

-Brad Arms  
Treasurer, BHAOH

## TREASURER'S REPORT ...

Since becoming Treasurer in February, we have undertaken a number of projects to ensure that BHAOH remains on a strong financial footing. These projects included: 1) working with our management company to improve the consistency and transparency of our financial reports, 2) creating a cash-flow model so the Board can assure we have sufficient cash at the low-point of the year (December) without raising assessments to create a cash-cushion, 3) preparing the annual reserve review in-house to validate the methodology, and 4) devoting significant time to dealing with collection of past-due assessments. At this point, I consider our financial situation

and reserves for future replacement of common area property to be solid and appropriate.

The one area of concern I have for 2009 is collection of assessments. This has become more of an issue as the economy has deteriorated, and the number of foreclosures has increased. In fact, most of the increase in the assessment for 2009 can be attributed to the need to put in an allowance for uncollectible assessments! We will monitor assessment payments closely in January and February, and adjust our spending downward if necessary. The

Board is required by our governing documents to make its best efforts to collect past-due assessments, and a procedure has been in place for many years. Assessments more than 60 days in arrears can incur collection charges of \$200-\$300, which is added on to the homeowner's bill. These are hard costs to reimburse the Association for payments to outside parties. Additionally, we are required to turn accounts over to our attorney after 90 days, which further adds to the homeowner's ultimate bill.

-Brad Arms  
Treasurer, BHAOH