

Barrington Heights

Association of Homeowners



"While the spirit of neighborliness was important on the frontier because neighbors were so few, it is even more important now because our neighbors are so many."

~Lady Bird Johnson

NEWS OF THE NEIGHBORHOOD

October 2009

Moving Forward

It has been my pleasure to volunteer in the community since moving to West Linn in 2002. Although, having served my term on the Barrington Heights Board, the time has come for me to relinquish my position on the board and to encourage new members and new ideas. As you know, a five member Board of Directors with each member serving a three-year term governs Barrington Heights. The three-year terms are staggered so that each year as new board members join the same number of senior board members' terms expires. In December, my term expires and the board is seeking a replacement. The board member election occurs during our regular annual meeting on January 12. At this time, we are recruiting candidates interested in serving in this volunteer capacity. We are seeking members in good standing with a desire to actively participate in guiding and providing direction for our community. If elected you will be expected to prepare for and attend bi-monthly board meetings, educate yourself on homeowners associations and support the will of the majority of the board. An ability to communicate and work with others is

helpful. If you would like to nominate yourself or someone else or simply wish additional information please send an email indicating interest to me at iluvpdx@yahoo.com or contact our property manager Wes. The other four board members will continue until their terms expire, shifts in duties are expected and will be discussed at the next meeting. Meetings occur each even month on the second Wednesday at the West Linn Adult Community Center. A complete schedule is available on our website.

Finally, please join me in offering thanks to the other board members currently serving including Brad Arms, Johann Olivier, Surja Tjahaja, and Bob Jester. Also, to Sue Jones and her landscape committee, consisting of Lisa Olivier and Vicki Grimshaw. For without the support and perseverance of these seven individuals many community projects would remain unfinished.

~Margaret Juarez
President - BHAOH

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BHAOH Website Update

Our website has undergone a makeover! As with most properties, there comes a time when maintenance alone is not

enough and a fresh coat of paint is required. Our website has been "jazzed-up" and new features have been added to make

the site more user-friendly. Please take a moment to visit it at barrington-heights.com and let us know what you think.

West Linn Solar Highway/Trail Project

By now you are aware, on July 27 the West Linn City Council voted 4 – 1 to approve Resolution No. 09-16 Solar Highway Project. By approving this resolution the city council indicated its support for continuing to work with ODOT on this project. At the meeting Lynn Frank, President, Five Stars International, Ltd., representing ODOT, stated they will “continue the process with the environmental studies over the next three to six months. If the council decided to move ahead to seek economic stimulus money from ODOT for the trail, plans and specs would have to be submitted by mid-December.”

Many of our neighbors feel that three to six months is not enough time for ODOT to complete an extensive onsite environmental impact study and have expressed concern that this project is progressing at record speed. In response to residents the BH Board formed the Barrington Heights Solar Highway and Trail Committee chaired by long term resident Frances Hanna. In a continued effort to address the issues the committee determined that help is needed to find information that aids the cause and generally educates the citizens of West Linn.

Subject Matter –

- + PR – “Oregonian”, “West Linn Tidings”, DOJ, “Portland Tribune”, etc. We need to be in constant contact with these outlets to shape their news, write letters to the editor we can sign and mail, etc.
- + Internal (BHTNA) Communication – we need an email list to keep us all informed, perhaps a web site and certainly a phone tree.
- + ODOT – how do they work, what is the timeline, how and when do we have access.
- + Parks Dept. – work with Ken Worcester on his Master Trail Plan for WL so we know the progress, strengths, weaknesses, opportunities and threats to our homes.
- + City Council -- work with the Council on their plans for these two projects in WL so we know the progress, strengths, weaknesses, opportunities and threats to our homes.
- + Health – does close proximity to so many panels over time affect our health?
- + Ecology/Biology – Rick Mishaga needs help.
- + Interested Parties Liaison -- Roberta Schwartz, who successfully secured savannah oaks parkland across Salamo, suggests we contact the Sierra Club, A Thousand Friends, Oregon Wild and the Willamette River Keepers as they helped her

immensely.

- + State Laws – are the city and ODOT following proscribed rules and regulations?
- + Legal Help – we need a medium to large law firm with deep expertise in land use, NEPA, and city and state laws...
- + Crime – does the panel system attract crime? How do we prove the trail is a source of crime?
- + Fire – What is the impact of a trail and solar highway?
- + Property values – What is likely to happen to our homes’ values if just the panels go in? If both panels and trail? If just a trail?
- + Financial Analysis – are these two projects good deals for the state, city or neighborhoods?
- + PGE – interface and gather information on what, when and why they are doing what they are doing. PGE is the real power behind this project. Mark Osborne is the contact at PGE given to us by ODOT.
- + Fund Raising – How will expenses be met?

This project affects us all if you have experience or expertise in any of these areas the committee would love your participation. If you lack experience but have time to volunteer your help is appreciated. Please send a note of interest to iluvpdx@yahoo.com or contact Frances Hanna directly.

Additionally, there was an informational meeting on September 2; contents can be viewed online. Please join your neighbors to learn more about the project. Visit the project website at: <http://westlinnoregon.gov/communications/blog/proposed-solar-highway-project-discussion> and sign up for updates at the City of West Linn website.

~Margaret Juarez
President - BHAOH

“I am of the opinion that my life belongs to the whole community and as long as I live, it is my privilege to do for it whatever I can. I want to be thoroughly used up when I die, for the harder I work the more I live.”
~George Bernard Shaw



Have information to share with the neighborhood? Email: iluvpdx@yahoo.com with your story.

Work Completed and Progress

In addition to the landscape and sprinkler improvements discussed in a separate article, we have completed several other projects this year. A mailbox that was damaged by an automobile was replaced on Barrington Drive and reimbursed by insurance coverage. The landscape lights at the Barrington and Beacon Hill Island have been reconnected. Repairs are underway to the electrical at Barrington and Riverknoll Island. Both of these projects are examples of our need to upgrade our aging utility infrastructure (electrical and irrigation). Two motors for the Radcliffe gate were replaced and charged to the reserve

account funded separately by homeowners on Radcliffe Ct. The pump and auto-fill for the water feature at Imperial Entrance were replaced. Due to leaks, the water feature is currently disconnected, pending bids to replace the liner and barrel.

A Board Manual was created as a reference for new board members, new officers, committee members and property managers. The manual is designed to record much of the oral history, experience and best practices so that new participants can get up to speed quickly when they volunteer to help the Association.

Finally, we have

collected enough signatures to approve Amendment II of the CC&Rs for Phases II and IX. Note that Phase I approved the amendment last year and we are now starting work on Phase VI. To pass the amendment, 75% of the homeowners in each phase must vote in favor. On behalf of the Association, we would like to thank the volunteers who spent many hours soliciting proxies. It takes about 40 hours of volunteer work to gather proxies for each Phase, since most homeowners do not respond to the initial, written letter from the Board.

~Brad Arms
Treasurer - BHAOH

Treasurer's Report



Almost through 2009, the Association is on budget and in a strong financial position. The major concern at the beginning of the year, that timely payment of assessments would continue to deteriorate as it did between 2007 and 2008, did not come to pass. At six months after initial billing, 96% of 2009 assessments have been paid vs. 95% in 2008. Approximately \$20 of the \$500 from each assessment goes to cover the bad debt expense (mostly due to foreclosure or bankruptcy). We did

collect the one high balance account which had been outstanding for several years. Reserve studies were completed for the Association and for Radcliffe Ct. by an outside party for 2010. Since the City of West Linn has now taken responsibility for many of our street lights, the annual contribution to reserves is expected to decrease, which will help limit the rise in future assessments. We added a reserve item for underground utilities (especially electrical and irrigation) since this

infrastructure is aging and will need to be upgraded over the coming years. Finally, we upgraded our insurance coverage this year. This includes liability insurance to protect homeowners for any injury on Association property. It also includes fidelity coverage for our property manager, so that the fidelity bond covers the highest bank balance during the year.

~Brad Arms
Treasurer - BHAOH

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. The purpose of this amendment is to update the design guidelines to incorporate new materials (like cultured stone and Presidential TL roof products) that were not available when building began in the mid 1980's. Our goal is to allow the incorporation of new materials available now into the exteriors of homes of the caliber within Barrington Heights today.

This process began in 2007. We address one phase at a time, each requiring 75% voter approval to pass. The process is intensive and requires time spent by our volunteer board members,

our association property manager and outside legal counsel; it includes an initial notice of intent to conduct vote by written ballot pursuant to ORS 94.647. The next step is to mail the proposed amendment with changes indicated along with a ballot and envelop for return. Once reasonable time has passed, a "project champion" begins the follow-up process by contacting all homeowners who have not returned their ballot in the phase under consideration.

Unfortunately, if homeowners do not respond to the initial notice and do not return their ballots then additional handling is required. Once a majority of ballots are received they are tallied and verified, if passed, the

amendment is notarized and filed with the county clerk. Copies are then mailed to all homeowners informing them of the change.

To date we have received approval for phases 1, 2 and 9, the phase currently in process is 6. **If you have received a ballot but have failed to return it, please do so as soon as possible we have extended the deadline to October 31..** For those six of you, who have responded, thank you for your consideration and cooperation.

Finally, due to the time requirements the board has decided to wait for a champion to step forward to proceed with the next phase. If you are interested in getting involved in this process,



please contact our property manager, Wes, at NWCM.

~Margaret Juarez
President - BHAOH

SHARE YOUR KNOWLEDGE

As a service to residents, I asked neighbors to share their knowledge and experience. As a result, the information provided here is to assist in the location of an outside contractor for providing service.

One resident was happy with the services provided by Eric Moss of East Wind Handyman & Maintenance Company for small works

needed. Mr. Moss is a licensed contractor, CCB#170838, bonded, and insured. He would be interested in replacing light bulbs, installing holiday light decorations, and other minor electrical, plumbing, and other maintenance repairs.

Mr. Moss' completed the service with impeccable quality workmanship, highest quality ethics, and reasonably priced. He

can be contacted at (503)593-1771 or e-mail at eastwindhandyman@verizon.net.

Another glowing recommendation was given to Paulson's, fine floor coverings since 1921. Contact Carol Merrifield at (503) 620-7080 for a quote.

~Margaret Juarez
President - BHAOH

The board reminds you to "always check references" of anyone working in your home.

What Happens If Assessments Are Not Paid On Time? (Collection Policy)

“What can the homeowner do if extraordinary circumstances prevent paying assessments on time?”

Collection of assessments is an explicit duty of the Board of Directors according to the bylaws of the Association. The Board adopted the current policy on collection in 2002. Since late payment can have significant financial consequences for the homeowner, we provide the following summary for reference.

1. Under the Bylaws (adopted 1989), the Association has an automatic lien on the property for any assessments, late charges or fines starting at the date any of these charges are due.
2. Notice of assessment is sent out 30 days before assessments are due (typically by December 1 with a due date of January 1).
3. If an assessment is not paid within 30 days of the due date (typically January 31), a second notice is sent to the homeowner. At that time additional charges for rebilling and mailing are incurred (approximately \$50 in 2009), this additional charge is paid to our management company. Interest also begins to accrue.
4. If an assessment has not been paid for more than 60 days, then a lien is recorded with the County. The cost of this filing, which is billed to the homeowner, is approximately \$200 in 2009.
5. If an assessment has not been paid for more than 90 days, it is turned over to the attorney for collection. Attorney fees and court filing costs, along with interest, are charged to the homeowner.
6. Under this policy, a homeowner who was 90 days past due could be responsible for \$260 in collection costs. With attorney fees and court costs, this amount could grow to \$1000 if the account was 12 months past due. Except for interest, all these collection costs are paid to outside parties and do not go to the Association. Finally, these fees are typical of homeowner associations, and within the realm of the law.

What can the homeowner do if extraordinary circumstances prevent paying assessments on time? Contact the management company. It may be possible to structure a payment plan that will reduce additional collection charges.

~Brad Arms
Treasurer - BHAOH

*“If you don't like how things are, change it!
You're not a tree.”
~Jim Rohn.”*

HELP! Email Address Directory

I am putting together an email directory of Barrington Heights residents. This will allow me to send updates electronically thereby reducing postage and labor costs and additions to landfills. In order to

facilitate the process please respond with your name, address, phone number and email address to iluvpdx@yahoo.com. Email addresses will be used for notification only

and not be sold, shared, or published in a directory. Additionally, if you have been receiving emails from me you need not respond.

~Margaret Juarez
President - BHAOH

Neighborhood Association has New Officers

Barrington Heights homeowners are members of the BHT Neighborhood Association. A four member Board of Directors with each member serving a one-year term governs it. Congratulations to the newest members of the BHT NA board Steve Gardner, President, Margaret Tolan, Vice-President, and Margaret Juarez, Secretary / Treasurer. Many and extended thanks to the retiring officers: Dave Grelewicz, President, and Sue Jones, VP. They have selflessly managed the BHTNA for several years. Please thank them

as you see them in the neighborhood. [Condolences can also be paid to the new officers.] Our new team is focused on dealing with the Solar Project and its associated trail. Our goal is to stop the trail along the ridge next to Riverknoll Way and, if possible, relocate the 17,000+ solar panels somewhere else where they are not close to permanent residences thus increasing fire, crime, erosion, habitat and health hazards. To this end, we need help gathering information and executing actions that give the NA some impact. Please

volunteer, or, better yet, get a friend to help you with an area of need (listed in "West Linn Solar Highway and Trail Project"). Please let me know via email (sbgarner@e-m-a.com) what you would like to help us accomplish.

~Steve Garner,
President
BHT NA

The City of West Linn has posted a project timeline at http://westlinnoregon.gov/files/Solar_Highway_Update_August_2009.pdf and expects to break ground spring 2010.

Know Your Neighborhood Rules

Barrington Heights offers luxury homes in a quiet and secure neighborhood. The management team would like to remind residents that rules have been established and enforced to maintain the appearance of our neighborhood. Our community manager routinely drives our streets and has noted recurring infractions. Letters of non-compliance are compiled and mailed to homeowners and fines may apply. Some recurring violations include:

- failure to remove signs in a timely

manner (remember approved signs include the posting of one "For Sale" sign on any lot, **signs advertising maintenance companies and contractors are not allowed**)

- failure to remove and store containers for trash and recycling by the end of the day on Thursday after pick-up; and

- failure to observe parking regulations.

A complete recap of our rules and regulations is in the Documents section, of our new website, at barrington-heights.com. Please review the rules and if you have questions contact our property manager Wes Finchum at Northwest Community Management at (503)670-8111.

Street Lights: please note most of our street lights are now maintained by the City of West Linn. If you notice an outage contact Sam Foxworthy at (503) 742-8616 to report it.