

Barrington Heights

Association of Homeowners



NEWS OF THE NEIGHBORHOOD

May 2010

What is The Future of Barrington Heights?

This year is the 25th anniversary of development of Barrington Heights and the sale of the first lot. The neighborhood has changed tremendously from 1985, and has grown to 259 residential lots in ten phases. At a recent, well-attended Board Meeting, the association and its future were discussed.

What is the Purpose of the Association?

The sense of the meeting was that maintaining and enhancing property values was central to the purpose of the Association. That is why there are specific requirements in the governing documents for quality of building materials, landscape, property maintenance and the appearance of homeowner property. That is also why, according to our governing documents, "an Architectural Review Committee is created to maintain consistency and quality of design, materials, and improvements for the property within all phases of Barrington Heights."

What is the Barrington Heights Master Plan?

The neighborhood, at least from a physical perspective, consists of common area property and homeowner property. Over the last

few years, the common area property has been restored through landscape upgrades, brick repairs and replacement of electrical and irrigation systems. So far ... so good. But do these common areas best serve the purpose of the Association and optimize property values? Do they make the statement we want and set the tone of the neighborhood? Originally, there was a fountain at Salamo Entrance ... now we use landscaping exclusively. Is that the best approach? To address the future of our common areas, a Master Plan Committee is being formed under the leadership of Board Member Fred Shipman. Stay tuned for more information as this committee begins its work in the coming months.

What are Neighborhood Standards?

The other aspect of our neighborhood is the homeowner property. We are fortunate to live in a community with beautiful houses that are well landscaped. To help keep it that way, our governing documents contain "requirements" that we are all obligated to follow. These "requirements" differ for each of the ten phases of our development. The Board also has

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What is the Future of Barrington Heights? (continued)

the authority to make “rules” that are binding on all of us. The current rules, last updated in 2003, stick pretty close to the “requirements” but add some consistency and go beyond them in a few places. (Note, all governing documents and rules are available at www.barrington-heights.com/documents.htm .) With all the changes in the community since the first governing document was written in 1985, do the current standards (i.e. requirements and rules) best serve the purpose of the Association? Is the current approach to communicating them sufficient? Is the process for enforcing them too aggressive or not aggressive enough? To

address these questions, a Neighborhood Standards Committee is being formed which will recommend to the Board what changes are needed to serve the community. Brad Arms will be the Board lead for the committee. He is now trying to identify homeowners interested in participating ... ideally one from each phase. The work of this committee will have an impact on each and every homeowner in the neighborhood ... so stay tuned for more information. If you are interested in participating, please contact us through our website at www.barrington-heights.com/contact.htm .

~Brad Arms
President - BHAOH

Changing your roof? New siding? New Landscape? Submit the ARC Request ... Please!

With summer around the corner, many of us will be making changes to the exterior of our property. Please remember to submit an Architectural Review Committee Application before starting your project. (Forms are available at www.nwcommunity.com/forms.htm .) ARC approval is required under the governing documents that bind all of us as homeowners. The specific requirement reads: “No improvement or landscaping shall be commenced, erected, placed, or altered on any Lot until the construction plans and specifications showing the nature, shape, heights, materials, colors, and proposed location of the improvement have been

submitted to and approved in writing by the Architectural Review Committee.” The purpose of the ARC review is to prevent problems and the ARC tries to respond promptly to approval requests.

What are the risks to doing a project without ARC approval? The Bylaws require the Board to act when it becomes aware of violations. Enforcement is the Board’s “least favorite” activity ... please don’t put us in the position of having to enforce. Our attorney has advised us that the usual remedy for violation of requirements or ARC standards is “restoration.” That means restoring the property so it is in compliance ... which can be very stressful and costly to the homeowner.

BHAOH Board of Director's & Committee Members

Please welcome Cliff Berry (of North Hampton) and Fred Shipman (of Wellington), two new Board Members appointed at the February 10 meeting. Cliff and Fred join continuing Board Members Bob Jester (Riverknoll), Surja Tjahaja (Beacon Hill) and Brad Arms (Radcliffe). Many thanks to Margaret Juarez and Johann Olivier who are rotating off the Board.

The new officers for 2010 are: Brad Arms – President; Bob Jester – Secretary; Fred Shipman – Treasurer; and Surja Tjahaja and

Cliff Berry –Directors.

We are fortunate to have several engaged committee members for 2010, including Sue Jones (Landscape), Margaret Juarez (Newsletter), Greg Ankofski (ARC) and Johann Olivier (ARC).

Finally, our association continues to be managed by Northwest Community Management, and our property manager assigned to oversee the task is Wes Finchum.

Barrington Heights Trivia

Just for fun ...

1. How many common areas are in Barrington Heights? (Assume common area is any location or intersection where the Association maintains a monument or landscaping ... not counting mailboxes.)
2. When were the Bylaws last updated?
3. How many sets of vehicle gates are maintained out of our \$500 per lot annual assessment? (Choices: 0, 1, 2, or 3.)
4. What is the projected spending by the Association for repair and replacement of common area property over the next 30 years (to the nearest \$100,000)?
5. How many of the ten phases in Barrington Heights have the identical rules and building requirements according to their governing documents?

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

Email Communication

There will be a lot going on in our community in the coming months and we would like to keep you informed. The Master Plan and Neighborhood Standards committee recommendations will affect us all. Written communication by regular mail is slow and costly. It is time to move to electronic communication. We will be soliciting your email address to be used only for communicating Barrington Heights business.

An approach has been identified that will keep your email address confidential from other users. The address list will not be sold and access to it will be restricted. The email will not be used for confidential information, or for billing and collections. So ... when you receive a request from the Association, please submit it so we can keep you informed!

The New Face of Landscaping

Many of you have noticed the new look of our landscaping, which has been evolving over the past year at most of our entrances and common areas.

Last year we revamped the Salamo entrance, Riverknoll Court, Beacon Hill, and Radcliffe Court. The Sussex entrance was fully landscaped and this spring we completed the west side of the Norfolk entrance as well as the Fairhaven entrance. The planter boxes at Wellington Court have been redesigned with colorful flowers and plants similar other planter boxes throughout the neighborhood. Our spring colors this year promise to be as vibrant and beautiful as in 2009 and you should have

noticed tulips popping up, to add even more color.

We wish to extend our sincere thanks to the many residents who made it a point to thank the landscape committee for our new look. We will continue to do our best in 2010 to keep Barrington Heights the wonderful showplace has always been.

~Susan Jones
Chairperson – BAOH Landscape Committee

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

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. New information is added each month. Please take a moment to visit it (barrington-heights.com) and let us know what you think.

BHT Neighborhood Association News

The first meeting of the BHT Neighborhood Association was held on May 22, 2002 in the West Linn City Hall. The association was established as a liaison to address issues facing the neighborhoods of Barrington Heights, Hidden Creek Estates and Tanner Creek.

Today the main issue addressed at the association meetings is the Proposed West Linn Solar Highway. BHTNA meets regularly to review new material and then to present that material to its members so informed decisions can be made with regard to the project. Information is typically sent out via Email, if you would like to be part of that distribution list please contact the current president Steve Garner at sbgarner@e-m-a.com.

PROJECT STATUS: The West Linn site is included in ODOT's solar highway project site inventory. The project is not expected to be financed until 2011 or 2012, at which point ODOT will initiate the city of West Linn permit processes. Those processes typically take 7 – 9 months to complete and include public notice. Construction would begin after the city processes are completed.

NEXT STEPS: ODOT accepted comments on the site feasibility analysis through April 30, 2010, a summary of all the comments is expected by May 7, 2010. Additional information in response to new issues raised will also be posted at http://www.oregon.gov/ODOT/COMM/WestLinn_Research_Reports.shtml.

Answers to Trivia Questions:

1. Barrington Heights has 16 common areas.
2. The bylaws have not been updated since 1989.
3. 0, one vehicle gate is located in Barrington Heights and it is maintained by an assessment to those homeowners living on Radcliffe Court.
4. The projected spending for common area property over the next 30 years is \$440,000.
5. No two phases in Barrington Heights have the same documents.

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.

Next Board Meeting – June 9

Mark your calendar for the next meeting, some topics for the agenda are:

- Barrington Heights master planning project
- Neighborhood standards committee

launch

- Street Trees: update and next steps
- Reserve Study

Street Trees & Broken Sidewalks

Street trees (i.e. those located in the planting strips between the curb and the sidewalk) can add immeasurably to the ambience of the neighborhood, and have many other benefits. They are also required by the City of West Linn and by our governing documents. Unfortunately, our planting strips are too narrow

for mature trees in many areas. This can lead to the need to replace trees and cracked sidewalks, at significant expense to the homeowner. Representatives of the Board and the City of West Linn will be doing a walk-through of the neighborhood in May to identify options.

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.