

BARRINGTON PARKE SUBDIVISION, INC.
1879 N. BARRINGTON DRIVE
FAYETTEVILLE, AR 72701

June 24, 2024

Hi Neighbors,

This letter provides information pertinent to property owners in Barrington Parke Subdivision, Inc. Barrington Parke Subdivision, Inc. is a Property Owners Association (POA) which was formed in 1998. Barrington Parke's Protective Covenants are filed at the Washington County Courthouse and the requirements of the Protective Covenants apply to each property in the subdivision.

Our POA exists for several reasons: 1. to provide, fund, and maintain common areas for the benefit and use of all property owners (i.e. pool, main entrance landscape islands and irrigation system, fence along Fox Hunter Road and surrounding the pool, shortcut sidewalks between streets, mowing on Madison Avenue, and mowing and tree service along Fox Hunter Road, etc.); 2. to enforce the construction requirements and expectations stated in the Protective Covenants; 3. to help ensure homes and yards are maintained to certain described standards; and, 4. to enforce property owner behaviors and actions necessary to maintain the character of our subdivision (e.g., no extended street parking, maintain lawns to a sod-like appearance, maintain flowerbeds, shrubs, and trees, no parking boats and recreational vehicles in driveways between the street and front face of homes, and requirements for review and pre-approval of new structures, etc.); and 5. to promote neighborhood events to help create a warm sense of community.

Budget Matters

Attached to this letter is a summary of the POA's annual budget, budget history, and expense projections through 2028 (see Table 1).

- **2023 Budget Summary** – Actual expenses in 2023 expenses totaled \$51, 328 versus a budget of \$51,530. Landscape maintenance costs were higher in 2023 than budgeted due in part to tree trimming required after a winter ice storm. Otherwise, projected expenses were as expected and including repairs to plumbing, sprinklers, pool equipment, and re-keying of pool gate locks.

A lower cost company has been selected for 2024 to provide routine mowing of common areas.

- **2024 Budget** – The Board of Directors has approved the 2024 budget of \$61,216 (see Table 1). In addition to maintaining our common areas, some improvements are planned in 2024 to include:
 - Replace the bathroom stall partitions, and shower wall coverings at the pool.
 - Replace damaged wood trim inside and outside pool bathrooms and the pavilion building.
 - Stain both sides of the pool fence.
 - Have a termite inspection performed at the pool pavilion and purchase an annual termite contract.
 - Have a third-party building inspector perform an inspection of all structural, electrical, plumbing, equipment, and machinery assets to identify any areas of future concern for repair and replacement.
 - Install new vinyl straps on all the pool furniture.
 - Install lighting along the inside of the pool fence.

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- A present, the most significant planned expenses over the next 5 years include \$12,500 in 2024 for the expenses described above and \$33,500 for replastering the pool in 2027.
- Each year, the POA Board of Directors estimates expenses on a 5-year forward looking schedule. The estimates are based on identifying maintenance, repair, and replacement costs and factoring in inflation for materials, equipment, utilities, and services.
- Regarding services, we routinely hire contractors for the following:
 - Lawn mowing,
 - Gardening,
 - Lawn chemical application,
 - Sprinkler repair,
 - Backflow prevention valve testing,
 - Pool maintenance,
 - Pool equipment repair,
 - Housekeeping, and
 - Handy man / odd jobs and repairs
- As needed, we also hire contractors for:
 - Roofing and gutter repair
 - General carpentry
 - Welding
 - Concrete repair
 - Plumbing
 - Locksmith services
 - Electrical repair

Property Assessments

After keeping the property owner assessments level at \$325 per year for 10 years, the annual property owner assessment was increased to \$375 per year in 2023. Currently, we forecast maintaining the annual property owner assessments at \$375 per year through at least 2028. Of course, this is a forecast goal and not a guarantee.

- Overdue Annual Property Assessments – While most assessments were paid on time last year, there were several that arrived several months late. To ensure the POA's budget can be implemented and to be fair, we must receive all payments on time. Thus, overdue property owners will be given up to two notices of late payment, the first to be mailed, and the second to be hand-delivered by a member of the Board. After October 1st, we will pursue the remedies allowed in the Protective Covenants, including filing a lien with the Washington County Circuit Clerk. To obtain release of the lien, the overdue assessment, late fees, legal fees, and interest at the rate of 10% per year must be paid to Barrington Parke Subdivision, Inc.

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- Position on Special Assessments – As the Protective Covenants state, a special assessment can be levied as needed. A special assessment is in addition to the annual property owner assessment. Our Board of Directors has a goal of never issuing a special assessment! As needed, we will attempt to reschedule and reprioritize major expenditures to fit our long-term budget constraints while also maintaining our common assets in good condition.

Comments and Suggestions from the Neighborhood

We like to hear your comments and suggestions to improve our neighborhood. Please see the latest property owner suggestions and Board responses at the end of this letter.

Reminders about Barrington Parke’s Protective Covenants

Please be aware of the subdivision’s Protective Covenants. You can view or download a copy from our website: <https://www.barringtonparke.com/about-barrington-parke.php>

- Property Improvements – our Protective Covenants require property owners to submit plans to the Barrington Parke Board of Directors before adding or changing structures on your property. Please email your plans to barringtonparkepoa@gmail.com or call Kirby McCalister at 479-879-1715 to set up a time to deliver your plans. Your plans will be reviewed with the entire Board to ensure they meet the requirements of the Protective Covenants.
- To review your plans, we will need to know the dimensions of what you plan to build, what the exterior will look like, where you will place it in your backyard, and how close it will be from your side and rear property lines. The primary issue we typically encounter is related to setback requirements. Our Protective Covenants require structures to be built no closer than twelve feet from the side property line and no closer than 25 feet from the rear property line. This is meant to keep structures from being built so close to your property line they appear to “loom over” into your neighbor’s view. However, you will notice sheds in the subdivision built much closer to property lines than our Protective Covenants allow. Please know that for about 10 years, the Board did not require residents to submit plans for review and the Protective Covenants were not readily accessible for residents to review. For the last 12 years, the Board has tried very hard to ensure compliance with the Protective Covenants. Please know that variances are granted occasionally on a case-by-case basis following a process we have developed. Please give us at least 2 weeks to review and reply to you. Again, you can review a copy of the Protective Covenants from the “About Us” tab at www.barringtonparke.com.

Communication with the POA Board

The Board of Directors will communicate subdivision-related announcements on Facebook, by email, and by U.S. mail. If you do not use Facebook, please indicate that on your return ballot/questionnaire form (which was included with your annual assessment invoice) and we will make sure you receive updates via email.

We will NEVER EMAIL you asking for personal or financial information! We will only submit annual assessment invoices via U.S. mail with instructions to send your payment to 1879 N. Barrington Drive, Fayetteville, AR 72701. This year we are experimenting through Arvest Bank with a method to pay your annual assessment by credit card. A QR code and webpage address, for credit card payment, was included

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on the annual assessment invoice you received by U.S. mail. For security, we will not email that credit card payment link or QR code to you. If you receive an email or piece of mail from Barrington Parke Subdivision, Inc. that you are suspicious of, please contact Kirby McCalister at 479-879-1715.

Sincerely,

W. Kirby McCalister, President
Barrington Parke
(479) 879-1715

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Table 1
2023 Year End Financial Summary and 5-Year Projection
Barrington Parke Subdivision, Inc.
May 29, 2023

| | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 |
|--|----------|----------|----------|----------|-----------------|--------------------|----------|----------|----------|----------|
| Expense Category | Actual | Actual | Actual | Actual | Actual | Projected Expenses | | | | |
| Utilities | \$6,129 | \$6,770 | \$6,732 | \$6,294 | \$6,616 | \$6,807 | \$6,814 | \$7,011 | \$7,019 | \$7,222 |
| Landscape Maintenance | \$7,969 | \$8,685 | \$13,286 | \$14,706 | \$20,974 | \$15,090 | \$15,542 | \$16,008 | \$16,489 | \$16,983 |
| Pool Maintenance | \$7,145 | \$5,994 | \$8,204 | \$6,359 | \$6,444 | \$6,766 | \$7,104 | \$7,459 | \$7,832 | \$8,224 |
| Administrative | \$652 | \$702 | \$475 | \$401 | \$894 | \$939 | \$986 | \$1,035 | \$1,087 | \$1,141 |
| Insurance | \$1,095 | \$1,160 | \$1,276 | \$1,633 | \$1,953 | \$2,649 | \$2,781 | \$2,921 | \$3,067 | \$3,220 |
| Bank Fees | \$220 | \$65 | \$518 | \$60 | \$69 | \$63 | \$66 | \$69 | \$73 | \$77 |
| Taxes, Accounting, Tax Prep and Permits | \$25 | \$0 | \$150 | \$0 | \$25 | \$25 | \$26 | \$28 | \$29 | \$30 |
| Housekeeping, Soap, Paper Products, Batteries | \$2,041 | \$2,912 | \$2,687 | \$3,258 | \$3,658 | \$3,841 | \$3,956 | \$4,075 | \$4,197 | \$4,323 |
| Garage Sale, Pool Potluck, POA Events | \$142 | \$0 | \$615 | \$942 | \$888 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$2,500 |
| Legal | \$0 | \$0 | \$0 | \$0 | \$0 | \$350 | \$0 | \$0 | \$0 | \$0 |
| Gates/Locks Repair/Re-key/New Keys | \$0 | \$235 | \$0 | \$127 | \$820 | \$350 | \$0 | \$0 | \$385 | \$0 |
| Restrap chairs and lounge chairs | \$0 | \$45 | \$0 | \$0 | \$0 | \$3,500 | \$0 | \$0 | \$0 | \$0 |
| Playground and Lighting Improvements | \$0 | \$0 | \$11,419 | \$376 | \$0 | \$1,050 | \$0 | \$0 | \$1,155 | \$0 |
| Replaster Pool and Tile Repair | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$33,500 | \$0 |
| Fox Hunter Fence Stain (east) | \$803 | \$3,500 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$4,500 | \$0 |
| Fox Hunter Fence Stain (west) | \$402 | \$1,703 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$2,600 | \$0 |
| Pool Fence Stain (both sides) | \$0 | \$3,500 | \$0 | \$0 | \$0 | \$4,000 | \$0 | \$0 | \$0 | \$0 |
| Replace Grill | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Pool system repairs (heater, pumps, filters, lights) | \$0 | \$4,058 | \$0 | \$1,438 | \$679 | \$788 | \$827 | \$868 | \$912 | \$957 |
| General Repairs (Mechanical, Electrical, Plumbing) | \$464 | \$3,851 | \$5,859 | \$4,804 | \$2,948 | \$12,500 | \$5,000 | \$3,095 | \$3,250 | \$3,412 |
| Annual Assessment | \$325 | \$325 | \$325 | \$325 | \$375 | \$375 | \$375 | \$375 | \$375 | \$375 |
| Bank Balance Start of Year | \$53,394 | \$52,141 | \$50,668 | \$43,462 | \$43,716 | \$51,530 | \$40,564 | \$45,211 | \$50,392 | \$12,049 |
| Income + Credits | \$44,341 | \$43,636 | \$44,016 | \$43,188 | \$52,080 | \$50,250 | \$50,250 | \$50,250 | \$50,250 | \$50,250 |
| Expenses | \$45,274 | \$45,110 | \$51,222 | \$42,935 | \$44,468 | \$61,216 | \$45,603 | \$45,069 | \$88,593 | \$48,089 |
| Bank Balance End of Year | \$52,141 | \$50,668 | \$43,462 | \$43,716 | \$51,328 | \$40,564 | \$45,211 | \$50,392 | \$12,049 | \$14,211 |

Note: The shaded cells and columns represent estimates and projections which will be reviewed annually and updated as necessary.

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Property Owner Comments and Board Responses

| Year | No. | Topic | Comments/Question | Board Response |
|-------------|------------|---------------------|---|---|
| 2022 | 1 | Christmas Lights | Can we install Christmas lights at the front entrance and maybe at the pool? | We had hoped to do this in 2023 but will try again in 2024. |
| 2023 | 2 | POA Covenants | Enforce POA rules & pool rules | <p>We all share responsibility for compliance with our POA Covenants and pool rules. We all have authority to peaceably remind people in the subdivision and at the pool concerning our rules and expectations of common decent behavior. If you do not feel comfortable doing address your concerns directly, please contact a member of the Board of Directors.</p> <p>If you ever feel threatened or believe a crime is being committed, contact the Fayetteville Policy Department at 911 immediately. Notice there is a 911 telephone at the pool. The 911 phone is on the wall ten feet to the right of the women's bathroom door. When you take the phone off the receiver, the phone automatically dials 911. When the 911 dispatcher answers the call, tell them the nature of your emergency. They will automatically know the address of the pool.</p> |
| 2023 | 3 | Ballons at the pool | Balloons at the pool. Can we ask that children not fill up balloons with water and take them into the pool or have water balloons at all. When they burst, they are getting into the cleaning system; they are all over the grounds and can be very dangerous if swallowed. Thanks! | We totally agree! Also, a pet peeve are little kids dropping playground rocks in the pool, and on the sidewalks, etc. Please feel free to enforce common expectations by addressing parents and their children. This is your pool. |

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| Year | No. | Topic | Comments/Question | Board Response |
|------|-----|---------------------|---|--|
| 2023 | 4 | Pickleball | Add a pickleball or tennis court at the pool. | The USA Pickleball Association guidelines suggest that a 30' x 64' area is necessary for a regulation sized 20' x 44' pickleball court. The only area large enough for this would be the northeast corner of the pool grounds where the volleyball net is currently located. During 2024, we will explore this opportunity to see how the expense could fit into our budget. |
| 2023 | 5 | Rentals and Airbnbs | I want to reiterate my recommendation of banning rental/airbnb. | The Board has discussed this several times. During 2024, we will prepare a draft revision of the subdivision's Protective Covenants and present that to all Property Owners to review and comment during the first quarter of 2025 and then put the revised document to a vote. A two-thirds majority vote will be required to approve any revisions to the Covenants. |
| 2023 | 6 | Street parking | Keep overnight parked cars off the streets. | Our Protective Covenant do not permit overnight parking by residents. Guests may park on the street for a short period of time (e.g. up to a week). Members of the Board do not patrol the subdivision looking for infractions of our Protective Covenants. Please contact a member of the Board to report overnight parking issues. |
| 2023 | 7 | Landscaping | Enforce lawn & home appearance. | Maintenance and appearance of many lawns, flowerbeds, shrubs, and trees has declined over the years throughout the subdivision. The appearance of some homes has declined as well. Late last summer we mailed a letter to all property owners which described the expectations for yards and provided some advice on maintaining a lawn. This year, focused letters will be mailed to property owners whose yards and homes do not conform to the requirements of our subdivision's Protective Covenants. As members of the Board of Directors we must support and enforce the Protective Covenants. |

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| Year | No. | Topic | Comments/Question | Board Response |
|------|-----|----------------------------|--|--|
| 2023 | 8 | Landscaping | As always, the landscaping at the front looks great, but we preferred the previous landscaper's aesthetic. Thank you for all you do to make our neighborhood sweet. | In 2024, we switched back to Jacey Dunaway (landscape gardener) and switched to Pure Leaf Landscaping for mowing, edging, and trimming the common areas. This year, Jacey Dunaway will focus on planting additional flowering perennials. Pure Leaf provided a very competitive quote for lawn maintenance and so far, has performed well in 2024. |
| 2023 | 9 | Dog Day at the Pool | Before the pool closes (last day) could we swim with our dogs? The Wilson Public Pool does this every August. I was wondering if we could do this as a neighborhood event. | This is a great idea! We'll make a decision soon. |
| 2023 | 10 | Assessment Payment Methods | Could we set up a Venmo account? Annual dues would be much easier. Thanks! | We're taking baby steps here. Starting this year (2024), we are providing a method to pay by credit card. The 2024 annual assessment invoice provided instructions for payment by credit card. |
| 2023 | 12 | Communication | We are no longer on Facebook and would love to receive emails regarding anything important. | Please make sure we have your current email address. We will email important information to you. However, we will never ask for money or personal information by email! |
| 2023 | 13 | Security | May want to consider some new security measures with recent reports of vagrants and thefts in the neighborhood. | As always, please keep your valuables out of sight, cars locked or in the garage, garage doors down when you're not outside, and outdoor lights on at night. |
| 2023 | 14 | Pool | Open pool earlier in May; leave pool open until mid-October. | The Thursday before Memorial Day weekend will probably remain the earliest opening date. The weather really isn't suitable for pool use and maintenance until June. Regarding the close, as we did last year, we will keep the pool open through the end of September. |

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| Year | No. | Topic | Comments/Question | Board Response |
|-------------|------------|-----------------------------|---|---|
| 2023 | 15 | Landscaping | Please consider cutting or severely trimming old bushes (I think crept myrtle) going into subdivision on Fox Hunter Road. | We are making changes as well as removing and replacing shrubs this year. |
| 2023 | 16 | Unleashed dogs | Please remind regularly that homeowners should not let unleashed dogs go outside. | All property owners should know by now that the City of Fayetteville has a strict leash law. |
| 2023 | 17 | Fence around pool playscape | Has it ever been considered to add a small fence around the playground? It is clearly for smaller children, but since it is right next to the pool, it feels riskier to bring smaller children to play in the summer with the likelihood they will want to run toward the pool. | We will get fencing ideas and pricing. Great idea for enhanced safety. |
| 2023 | 18 | Streetlights | Streetlights issue. | Streetlights are owned and maintained by Ozarks Electric Cooperative. Please call Ozarks Electric at 800-521-6322 to report a street light outage. You'll need to tell them identification number on the light pole (you find that on an aluminum plate located on the pole at "eye level"). Also report the approximate street address of the street light outage. |
| 2023 | 19 | Street parking | Street parking advising. | Please contact a member of the Board to report overnight parking issues. |

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| Year | No. | Topic | Comments/Question | Board Response |
|------|-----|----------------|--|---|
| 2023 | 20 | Unleashed dogs | <p>We do not feel safe walking the neighborhood or walking dogs in the neighborhood because of the vicious, threatening dogs at the corner of Caston and Hartford. When we walk the sidewalk, the dogs become extremely agitated and attempt to climb the fence, threatening attack. Even with the new fence, they climb so that their heads are above it. It's only a matter of time until they succeed in scaling it and likely injure or kill a pet, child or even adult. At minimum, remind them they have a duty of care to prevent their dogs from injuring pets and person.</p> | <p>Thanks to the property owner, the dog was re-homed, and the issue was resolved in February 2024.</p> |
| 2023 | 21 | Video cameras | <p>The pool area is essentially a public space and therefore no expectation of privacy exists there. Same for street entrances. Please reconsider cameras for safety and security. Camera angles can be restricted to avoid creepy stuff and still help identify who was present when problems happen.</p> | <p>The Board has met numerous times regarding this issue. We agree that that video cameras could help identify inappropriate behavior and those responsible. However, we don't agree that video cameras as necessary currently. There are pros and cons to video cameras and other subdivisions do use them. If you know any Board Members contacts at those subdivisions, please get their names and contact information and forward to any Barrington Parke Board Member. We'll be glad to contact them to ask how their experience has been with the use of video cameras.</p> |

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| Year | No. | Topic | Comments/Question | Board Response |
|------|-----|----------------------|---|--|
| 2023 | 22 | POA Management | Consider outsourcing management of the POA to a company that will strive to keep property values on par with other east Fayetteville neighborhoods. | <p>As mentioned previously, more targeted communication will be made with property owners whose yards and home exteriors fail to comply with the requirements of the Protective Covenants.</p> <p>Our Board Members volunteer many hours each year managing and maintaining our common areas and enforcing our protective covenants. If we outsourced that support to a third-party POA management company, it would not be without a significant cost to every property owner.</p> |
| 2023 | 23 | Pool keys | New pool access FOBs are recommended. | <p>FOB's would be great, but they are expensive and would take additional time to administer by your volunteer Board Members. In 2023, the pool gate locks were changed, and new keys were made at a cost of approximately \$825. A FOB system would cost at least \$3,500 as priced in 2016. If anyone would like to get new pricing and details, please send your summary to barringtonparkesubdivisioninc@gmail.com for consideration.</p> |
| 2023 | 24 | Volleyball net | A new volleyball net would be awesome. | A new net has already been purchased and will be installed in June or July 2024. |
| 2023 | 25 | Future Board Members | You need to add more women to the board and provide clear opportunities for others to join. | <p>Women and men, if you are interested in volunteering as a Member of the Board of Directors, please email that desire to: barringtonparkesubdivisioninc@gmail.com. In your email, please describe why you would like to volunteer.</p> |