



# Barclay Park Newsletter

July 2006



## Welcome Meadow Management!

The Board is proud to announce Meadow Management, Barclay Park's new management company! The Board recently negotiated an 18-month management contract with an increased emphasis on site maintenance.

Our property manager, Dave Friedrichs, has been working hard to ensure a seamless transition from LandArc. He has been very proactive in getting familiar with the community quickly. He has reviewed existing contracts and identified opportunities for improvement. Prior to Meadow officially taking over the site, Dave initiated various efforts to spruce up the community's appearance.

The old pump house building near the entrance has been converted to an Onsite Operations Center. Meadow employee, Ryan Lloyd, has been dedicated to Barclay Park as the full time onsite maintenance manager. He will perform maintenance repairs, inspect the site to identify preventive maintenance needs, and oversee contractor performance. Barclay Park will greatly benefit from such dedicated attention to all aspects of the site.

Those who have been coming and going in the past few weeks have certainly noticed a difference! Meadow has been fully onboard for just over a week. Already, they have initiated a very cost effective handrail repair project, taken over management of the site electrical project, performed repairs to brick work on the clubhouse & fountain, painted the pergola, and examined the landscaping in preparation for improving the community's appearance this summer.

Barclay Park is finally in good hands! The Board is confident that Meadow will continue making great progress. Stop by to introduce yourself to Dave & Ryan, and say hello to the people who will be taking care of Barclay Park!

## Meadow Management

### Open House

Sunday, July, 16 · 1-4 PM

Onsite Operations Center

(old pump house)

Stop by to meet Meadow Management! Introduce yourself to property manager, Dave Friedrichs, and maintenance manager, Ryan Lloyd. Beverages & snacks will be provided. Pop in anytime between 1-4 PM this Sunday!



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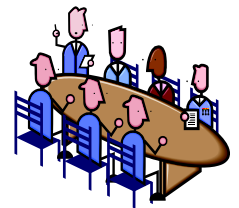
Association Contact Information

## Annual Meeting Results

The Annual Meeting was held in May. Homeowners were tasked with board member elections

and consideration of a proposed Sixth Amendment. Participation was short of a quorum so eager attendees agreed to canvas the neighborhood to collect proxies for the election.

Four nominees ran for four open seats on the Board. Seraphin Tam & Ron Duprey were re-elected for 2 year terms. Hasdi Hashim & Colleen Flynn were elected for 2 year and 1 year terms, respectively. Thanks everyone!



Also, thanks to former homeowner, Lori Black, and ex-officio Board member, Nick Lewis, for their dedicated service while previously serving on the Board!

While the proposed amendment (regarding flooring in Providence units) was generally supported, it required 66 2/3% approval from homeowners. Meeting participation was much too slim for that, thus voting on the amendment was not done.

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## Summer Flower Planting

Saturday, July, 22<sup>nd</sup>

10-11:30 AM · community entrance

It's time for another fun morning of flower planting! Volunteers are needed to plant annual flowers near the fountain and front islands. Meet your neighbors for breakfast and coffee

prior to planting. Contact Colleen Flynn at [flynn\\_cmf@yahoo.com](mailto:flynn_cmf@yahoo.com) to participate.



## Water Fountain

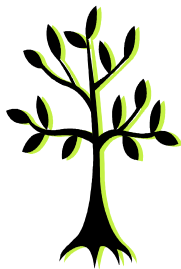
One of the community's most attractive summer-time features is the water fountain. After some unexpected delays, it is up and running for the season!



The fountain was actually turned on in late spring. After running for only a few hours, the pump motor burned out, possibly due to improper winterization. Repairing the pump motor required special orders along with partially rebuilding it.

Let's all be glad it's working again! Feel free to make it your favorite spot to relax with a book this summer!

## Landscaping



Increasing the community's curb appeal has been a top priority for well over a year. Last fall, homeowner Colleen Flynn organized a fall flower planting event to enhance and liven up the community's landscaping. It was an instant success and drew many positive remarks!

Colleen recently joined the Board, and she would like to continually improve the community's appearance. She has been working with contractor Brickman as well as Meadow to analyze existing planting issues and develop a plan for future landscaping enhancement.

The Board recently evaluated all of the dead trees & shrubs in the community. Some are under warranty, while others simply need to be replaced due to poor placement, improper planting, salt injury, etc. The number of trees in some areas will be reduced to avoid 'overplanting' the space. Over the next several weeks, the landscaping will be transformed under Meadow Management's guidance.

## Handrail Repairs

Handrails repairs are underway! Initially, the best option appeared to be an aluminum replacement rail. However, Meadow recently coordinated a repair effort that is expected to bring more immediate improvements at a much lower cost.

Existing handrails will be sanded, primed, and painted. Additionally, rust stained concrete will be power washed for a fresh appearance. Repairs are expected to last 6-8 weeks.



## Site Electrical

The community has suffered ongoing electrical issues that have prevented the street lights and ground lights from illuminating various common areas throughout the site. Nicked or damaged sections of wire have been repeatedly spliced only to face a repeat scenario before long. A committee was established to develop a strategy to resolve the electrical issues. It was determined that burying new conduit encased wiring (versus 'direct burial' wiring, which was used in Phases 1 & 2) was the best option.



The Board identified sections of the community that should be addressed first, second, etc. It was determined that initial efforts should focus on lighting near the community entrance, the clubhouse, and sections along the main drive by buildings 7 & 9. Follow-up

efforts are intended for the parking area of Phase 2 of the community and lighting around the fountain.

An approximately \$37,000 electrical contract is currently underway. Despite a ruptured gas line during recent digging, initial efforts are near completion. Soon, homeowners and visitors will enjoy a well lit community entrance, clubhouse area, and main drive along Barclay Way!



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## Who do I contact for...?

### Contact Meadow for...

Service requests  
Accounting issues (association fees, late fees, fines, etc.)  
Problems with other Co-owners  
Questions about the bylaws

### Contact the Board if...

You would like to volunteer for a committee:  
Newsletter · Grounds · Social Activities · Clubhouse  
Or any other committee you would like to form!

Meadow was hired to manage the Association. Please make a habit of contacting them, not the Board, with 99% of your issues. Tip: You may also find answers to your questions on the Association website, [www.barclaypark.org](http://www.barclaypark.org). The home page features a link to Frequently Asked Questions... and their answers!

Due to previously poor management, the Board was overwhelmed with assisting homeowners and fulfilling the needs of the site... leaving little time for actual decision making, their true duty. Please respect our volunteer leaders, and refrain from unannounced home visits, phone calls and emails. Look to Meadow to serve your day to day needs. If you have a concern that you would like the Board to address, contact Meadow to ask that it be added to a monthly meeting agenda.

## Association Fees

Continue to pay monthly association fees in the same fashion as before! The dues will remain the same until the Board reviews the budget, typically done each November.



Homeowners who had automatic withdrawals set up with LandArc do not need to do anything. Association fees will continue to be paid automatically to an account that is now managed by Meadow.

Homeowners who have been paying by check should have received a new coupon book. Future payments should be mailed to Meadow at the address listed below.

## Service Requests

There are many easy ways to submit service requests! Access the **internet**, and go to [www.meadowmgmt.com](http://www.meadowmgmt.com). Click on 'Service,' and complete the requested information.

**Email** [service@meadowmgmt.com](mailto:service@meadowmgmt.com). Include your name, address, phone number, and a description of the problem or requested service.

Stop by **in person** to the onsite operations center, and complete a service request. If the office is closed, place it in the mail slot. Note: The drop box is for maintenance requests only. Do NOT drop off your association fees at this location.

**Telephone** the onsite operations center. It will soon be equipped with a phone line where service requests can be made. In the interim, service requests can be made by calling Meadow at 248-348-5400.

## Association Contact Information

### Board of Directors

Seraphin Tam, President  
[seraphin@mac.com](mailto:seraphin@mac.com)

David Korts, Vice-President  
[david.c.korts@sbcglobal.net](mailto:david.c.korts@sbcglobal.net)

Ron Duprey, Treasurer  
973-5500, [rondceo@aol.com](mailto:rondceo@aol.com)

Hasdi Hashim, Secretary  
[hasdi\\_h@yahoo.com](mailto:hasdi_h@yahoo.com)

Colleen Flynn  
[flynn\\_cmf@yahoo.com](mailto:flynn_cmf@yahoo.com)

Nick Lewis, ex-officio member  
[lewisnic@acm.org](mailto:lewisnic@acm.org)



Association Website  
[www.barclaypark.org](http://www.barclaypark.org)

### Community Email List

[barclaypark@yahoogroups.com](mailto:barclaypark@yahoogroups.com)

Join the Barclay Park email list!

Receive community information including an electronic version of this newsletter, and stay in touch with other internal news & discussions.

To join, simply send an email to:  
[barclaypark-subscribe@yahoogroups.com](mailto:barclaypark-subscribe@yahoogroups.com)

### Management Agent for Barclay Park

Meadow Management  
27780 Novi Rd., Suite 110  
Novi, MI 48377

Phone: (248) 348-5400  
Fax: (248) 348-5960

Email: [service@meadowmgmt.com](mailto:service@meadowmgmt.com)  
Website: [www.meadowmgmt.com](http://www.meadowmgmt.com)

Property Manager: Dave Friedrichs

Onsite Maintenance: Ryan Lloyd

### Developer for Barclay Park

Bruce Building Company  
35980 Woodward Ave.  
Suite 200

Bloomfield Hills, MI 48304

Phone: (248) 594-4445  
Fax: (248) 594-4443

Customer Service  
Attn: Mary Mayle