

# Barclay Park Newsletter

May 2006

## 2006 Annual Meeting Tuesday, May, 23 6:30 PM - Clubhouse

Mark your calendar for this year's Annual Meeting! Sign-in begins at 6 PM and will be followed by a brief community meeting. Participation is essential to obtaining a quorum - a required element for conducting business at the meeting.

The primary focus of this year's meeting is:

- 1) To hold Board member elections
  - 2) To consider a 6<sup>th</sup> Amendment to the Master Deed regarding flooring in Providence units
- \* More detailed information can be found at:  
[www.barclaypark.org/2006annualmeeting](http://www.barclaypark.org/2006annualmeeting).

Please plan to attend! This is your community, and your involvement is crucial to its success! An official meeting notice containing specific details, a proxy, and a ballot is on its way. Simply return your proxy or ballot in advance... just in case you become unable to attend the meeting. Proxies allow individual owners to assign their vote to someone else or be counted towards the quorum without casting any vote.

Would you like to nominate yourself or someone else for the Board in advance of the meeting? Contact Board member Nick Lewis, [lewisnic@acm.org](mailto:lewisnic@acm.org). Nominees and other pertinent meeting information will be displayed on the community website.



Are you eager to get involved with the operations of the community but do not have enough time to be on the Board? Committees are an easy way to get involved without the commitment of being a Board member, and it does not require being elected. Take a moment to think about how you can make a positive contribution in the community!

## Board Restructure

Lori Black has stepped down as President of the Board. She plans to remain on the Board in a reduced capacity until her home sells later in the month. Lori has been a great asset to the community and has agreed to remain available in an ex-officio manner even after her move.

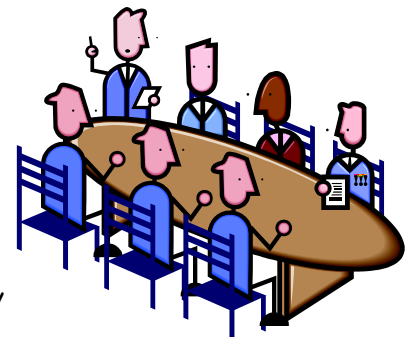


Her dedication to the community will certainly be missed! The Board extends its heartfelt thanks to Lori for all of the contributions she has made since moving to Barclay Park in 2000! Thanks Lori!

Seraphin Tam has generously agreed to step up as President of the Board. Seraphin was appointed to the Board several months ago after expressing a desire to increase her participation in the community. She initially served as Secretary. Seraphin has exhibited great leadership potential, and she plans to stay settled in Barclay Park for a while, a much desired quality in anyone fulfilling such an important leadership position. Thanks Seraphin for stepping into this new role!

Brad Garchar recently resigned from the Board. Brad cited increasing work and personal commitments, which were preventing him from dedicating the time needed to participate in Association activity. The Board thanks Brad for the contributions he made prior to his resignation and wishes him luck in his future endeavors!

Nick Lewis was recently re-appointed to the Board. Nick served as Vice-President from 2003-2005, prior to moving out of state. Despite the distance, Nick continued to remain very active in an ex-officio



capacity, and he served as a great resource for knowledge on past issues. He has been participating in Board discussions, tracking developer transition issues, maintaining the clubhouse security system, etc. - all from afar! Welcome back to the Board, Nick!



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## New Management Company

The existing contract with management company, LandArc, is set to expire on July 1. A committee of homeowners (Hasdi Hashim, Erin Perdu, and Terri Wright) greatly assisted the Board with identifying potential candidates to provide management services.

The Board and committee narrowed the search to four very impressive candidates and interviewed them in April. Meadow Management from Novi was identified as the top performer, and an 18-month contract was negotiated.

Everyone will witness a higher level of service on the way! An Operations Center will be established inside the empty pumphouse building near the entrance. A dedicated maintenance person will be onsite full-time to complete various tasks, facilitate other maintenance needs, and oversee contractor performance.

## Hardwood Flooring in Providences

This year's Annual Meeting will put to vote a proposed Sixth Amendment to the Master Deed. Homeowner, Ihab Ismail, approached the Board last fall with suggested improvements to the existing Third Amendment.

Passed by homeowners and recorded in January 2003, the Third Amendment restricts hardwood in Providence units, except those grandfathered by the developer's prior installation. It was intended to aid in soundproofing between units. Unfortunately, the wording does not consider that installation techniques are available to achieve a nearly equivalent sound rating as carpet, and it also fails to address potentially equally disruptive scenarios (i.e. a homeowner installing ceramic tile).



The proposed Sixth Amendment is aimed at preserving the spirit of the earlier amendment. Homeowners will be asked to consider a standard that bases acceptable flooring on a sound rating, not on floor type alone. To learn more on the specifics, go to [www.barclaypark.org/2006annualmeeting](http://www.barclaypark.org/2006annualmeeting). Passing the proposed Sixth Amendment requires 66 2/3% support from the community. Every vote counts!

## Handrails

Homeowner, Colleen Flynn, has greatly assisted the Board with investigating cost and material options for a handrail repair/replacement project. The Board has nearly approved a \$200,000 replacement plan that would be phased in over 3-5 years using replacement reserves. High quality but low maintenance aluminum railings will replace most existing cast iron railings. If code requirements allow, the center railing for Hartfords and Providences may be eliminated.



## Site Electrical

Homeowners Aaron Knight and Ann Remmers assisted the Board with bidding site electrical repairs. This effort is intended to remedy reoccurring past problems of damage to unprotected wires. The Board approved approximately \$37,000 for the first two stages of burying new conduit-encased wiring. Initial efforts will focus on lighting near the community entrance, the clubhouse, and sections in front of buildings 7 & 9. Follow-up efforts will include the parking area of Phase 2 of the community and lighting around the fountain.



## Summer Flower Planting

Would you like to add color throughout the community? A summer flower planting party is a great way to do this! The Board is looking for volunteers to coordinate a planting event, similar to last fall's successful event that introduced a colorful new look to the community entrance and some common areas.

The winter snow removal contract has produced a credit that can be applied towards landscaping. The Board would like to see some of this credit go towards the purchase of flowers and greenery to dress up the community with a bright and colorful look! Would you like to help ensure this happens? Please contact the Board if you are willing to coordinate such an event.



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## [www.barclaypark.org](http://www.barclaypark.org)

Do you like the new look of the Association's website? The Board has given the website a total makeover, making it more user-friendly and easy to access information quickly.



This great resource has received much applause by various e-visitors. Catch up on community news and activities, get answers to frequently asked questions, download forms, obtain useful contact information, and more! Check it out!

## Wetland Management

The Board has approved a \$5,200 wetland management plan subject to clarification of certain language in the contract. The contractor will develop a monitoring plan, install gauges for obtaining readings, recommend wetland maintenance, and submit a required annual report to the City of Ann Arbor.



## Light Bulbs



The Association replaced several porch and garage light bulbs last year. Per the bylaws, this lighting is actually the responsibility of each homeowner.

Rather than send repeated reminders and/or violation letters, which cost the Association time and money, the Association has simply performed periodic replacements of burnt out bulbs. Homeowners are asked not to take advantage of this courtesy replacement program though! Homeowners who make a formal maintenance request for the Association to replace their porch or garage light bulbs will be charged for the service. So team up with a neighbor or two, and share in some of the simple tasks that are part of owning a home!

## 2005 Audit

Each year the Association's books are audited. Subar and Company was hired to perform the 2005 audit. The Association's financial statements, financial position, members' equity, income and cash flow, etc. were evaluated. They completed the 2005 audit of the association's financials. As in previous years, their opinion was that the financials statements in all material respects as of December 31, 2004 were in conformity with generally accepted accounting principles as determined by the AICPA.



If you would like a full copy of the audit report, it can be accessed on the Association's website at:

<http://www.barclaypark.org>

## Help Wanted

An increased level of community participation is vital to maintaining a desirable and attractive community. The Board wants to emphasize the need for more homeowner involvement in community activities and committees. Barclay Park is a large community - so small efforts by each and every homeowner can produce great collective results! Plus, a positive community spirit adds value to Barclay Park. Please consider where your skills and interests could be utilized. Don't wait to be asked... come forward!

## Developer Exit

The developer sold its 291<sup>th</sup>, and final, unit! Barclay Park became a completed community in March after the sale of the last Hartford unit.

Homeowners with outstanding warranty items should be sure to follow up with the developer. Bruce is obligated to honor its warranty so do your part to ensure that these costs are not passed onto the Association.



Bruce also has some outstanding final commitments to the Association that will be completed during the exit from Barclay Park. Please report any warranty issues for common elements to the Board.

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## Rewrite the Condo Docs

The condominium documents include various sections that apply to the developer's interest in the Association. Now that the developer's last unit has sold, now may be a good time to remove developer language and rewrite sections of the documents. Would you like to help with these revisions? If you are interested in participating on an ad hoc committee for this purpose, please contact the Board.



## Do's and Don'ts for Barclay Park



**Noise** - Do be courteous of your neighbors and keep your TV and music at reasonable volumes. Don't do noisy things (ie. vacuuming, clothes washing, etc.) during late night hours. Please keep all parties and gatherings to a reasonable level.

**Pets** - Do keep your dog on a leash, and clean-up after your pet. Don't stake your dog unattended in the common areas.



**Exercise Room** - Do wipe down the exercise equipment in the clubhouse after use. Don't leave the windows open or the lights on when you exit.

**Trash** - Do pick up loose trash or litter in the common areas. Don't leave your trash can outside between weekly pick-ups.



**Parking** - Do park your household's first vehicle in the garage. Don't maintain more than 2 vehicles on the premises without written approval from the Board.

**Participation** - Do contact LandArc if you have concerns/questions about the community. Don't complain to the Board without willingness to become involved in a solution.



## Association Contact Information

### Board of Directors

Seraphin Tam, President  
seraphin@mac.com

David Korts, Vice-President  
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Ron Duprey, Treasurer  
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Lori Black, Secretary  
945-7875, lori@loriblack.com

Nick Lewis, ex-officio  
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)

## Submit a Newsletter Article

Is there a topic that you would like to appear in the next Barclay Park newsletter? Please contact the Board with your ideas!

### Management Agent for Barclay Park

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### Developer for Barclay Park

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Customer Service  
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