

Barclay Park Newsletter

Fall 2005



Future Board Members Needed!



**Informational Meeting
Tuesday, November 15
7-8 PM - Clubhouse**

Have a desire to become more involved in Barclay Park? The Board anticipates at least 50% turnover on the Board during 2006. In an effort to smooth the transition to new leadership, the Board invites all ambitious homeowners to attend a brief meeting to discuss areas where additional assistance is currently needed. Training potential replacement members early allows more time for current Board members to pass along valuable knowledge regarding the community, the Association's contractors, financial planning for the future, etc. Stop by to learn how your time at Barclay Park can serve the greater needs of the community!

Other Featured Articles

Page 2

Landscaping
Fall Flower Planting Event
Wetlands & Storm Sewers

Page 3

Treasurer's Report
2006 Coupon Books
Heat during Winter

Page 4

Signs & Trash Cans
New Signage
Help Wanted
Association Contact Information

Semi-Annual Community Meeting Tuesday, November 29 6-7 PM - Clubhouse



Attend a community meeting for an advance look at the 2006 budget. The Board will present a new budget that outlines anticipated upcoming expenses for 2006. Ask questions regarding the Association's current financial status and future health. Learn the basis for individual items in the budget, and understand where your hard earned money is targeted for the upcoming year.



Holiday Caroling Thursday, December 8 6:30 PM

Bring your warm heart and holiday spirit to the elderly this holiday season. Walk the halls singing your favorite carols and spread holiday joy to smiling faces.

Friends & families are welcome, but group size is limited. Barclay Park's date at Glacier Hills Retirement Community is tentative and needs a cheerful homeowner to finalize the details and lock in the event. Contact Lori Black, 945-7875, for more information on leading and/or participating in this activity!



Production of this publication paid for by
Lori Black • REALTOR®

Barclay Park homeowner for over 5 years!

Phone: (734) 945-7875
Email: lori@loriblack.com
Website: www.loriblack.com





Landscaping Update

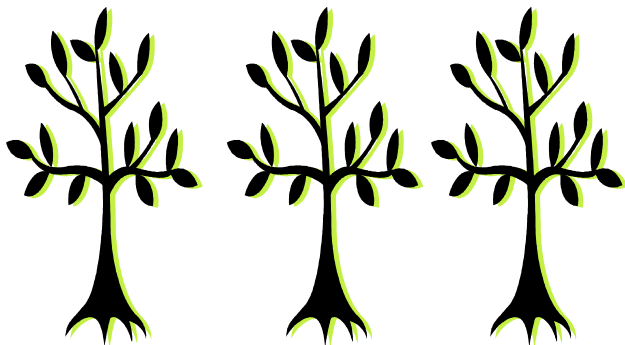
The beginning of the fall season brought many long awaited landscaping projects to Barclay Park!

The Board approved a \$25,000 contract to replace 134 dead trees and bushes. An additional 74 trees and bushes were replaced for free under warranty.

The Board also approved a \$12,000 seeding contract to address bare spots in grassy areas throughout Barclay Park. The new seed mixture is expected to be more suitable for Barclay Park's site conditions.

A significant portion of both contracts addressed the area near the clubhouse. Prior to planting and reseeding, it was determined that irrigation water for this area, supplied by the front pond, had a high salt content. This was attributed to winter snow piles near the former sales models, an area cordoned off in prior years. The Board reacted quickly and approved a \$2,000 upgrade to the irrigation system. This area now draws fresh water from the water supply to the clubhouse.

Thanks to everyone for waiting for the heat of summer to end... bringing forth cooler fall temperatures when planting is ideal. The grass is already coming up, and the trees and bushes give a needed improvement to our property's appearance! Things are looking much better at Barclay Park!



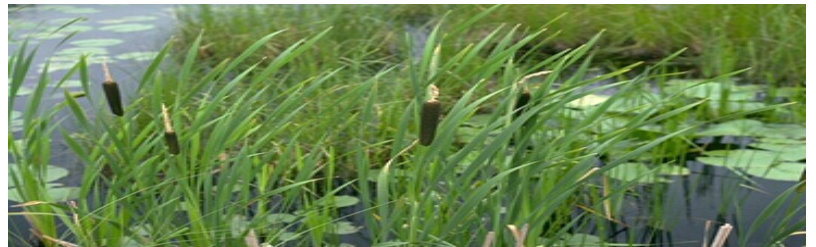
Fall Flower Planting Event

A big thank you goes out to Colleen Flynn for organizing a successful fall flower planting event for Barclay Park! Several homeowners joined Colleen on October 1st to enhance and liven up the landscaping in various areas of the community. The front entrance island received an outstanding new look! The brick paver circle in Phase 1's common area also saw some enhancements. Assorted new plants and flowers were introduced to Barclay Park, and some existing bushes were relocated to permit optimal placement of new materials. The landscaping improvement was an instant success and has generated many positive comments from homeowners and guests! Thanks again Colleen and other volunteers!



Wetland Management Plan and Storm Sewer Maintenance

Barclay Park's site development plan with the City of Ann Arbor includes a Wetland Management Plan. Required annual reports must be prepared by professional consultants and submitted to the City. The physical components of the Barclay Park wetland system, as well as the ponds and storm sewer system, will undergo required maintenance in 2006 and future years. This will include dredging of the ponds, cleaning of the storm sewer system, etc. In 2006, the Association will begin to budget for maintenance of the storm sewers and producing annual wetland management reports. Thanks to homeowner, Sean Lisse for prompting the Board's investigation to protect our natural features!



Treasurer's Report

Year 2005 opened with a number of unpleasant financial surprises. As completed work orders were closed out in November and December of 2004, the Association was faced with expenses that far exceeded the projections for 2004. Incidentally, this followed the adoption of the 2005 budget.

The beginning of the year also generated more than one unanticipated insurance loss. With 2005 barely underway, the financial impact of multiple \$10,000 insurance policy deductibles was certainly felt... not to mention that filing insurance claims tarnished the Association's opportunity to procure more cost effective insurance protection later in the year.

The combination of these two circumstances depleted the operating reserve and delayed a number of replacement reserve payments.

As soon as the Board became aware of the "cash crunch," a number of adjustments to the 2005 operating plan were adopted. First, routine maintenance inspections and site visits by LandArc maintenance personnel were curtailed. This resulted in approximately \$15,000 in savings. In addition, the planned painting program was reduced to just railings and front doors and withheld until fall, provided that cash flow improvements were substantial enough. Eventually, regardless of finances, the Board decided that further investigation was necessary to determine if extending the life of the existing railings is more cost effective than replacing them altogether. This investigation along with an analysis of possible replacement materials is ongoing with anticipated conclusions near the end of 2005. Delaying the planned painting projects resulted in a savings of \$36,000.

Combined, these adjustments greatly assisted in the recovery of approximately \$50,000 of the total cash flow crunch for 2005 and funded the delayed replacement reserve contributions. The Board is watching the 4th quarter of 2005 closely so as to limit any surprises. The Board is nearly finished with generating the 2006 budget and looks forward to a more stable beginning in the upcoming year.

2006 Coupon Books



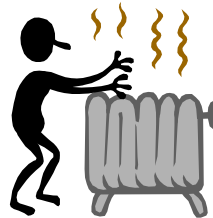
As a means of reducing late payments of Association dues, the Board is encouraging free automatic withdrawal from a checking or savings account.

Delinquent accounts are viewed negatively by lending institutions who work to place buyers into Barclay Park. Additionally, the Association is assessed a \$10 administrative charge for each late fee notice that is prepared by LandArc. These small fees add up, and they create unnecessary bookkeeping headaches for the Board to sort out.

For those who wish to continue using coupon books in 2006, they will be available for a \$25 fee. An order form will be provided once the 2006 budget is approved.

To initiate automatic withdrawals now, download a form at: http://www.barclaypark.org/forms/Direct_Payment_Form.pdf.

Heat during Winter



Freezing temperatures are just around the corner! Be sure to keep your furnace turned on throughout the winter, even if you plan to leave town for a short or long period of time.

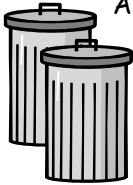
The risk of flooding your home and your neighbors' homes is not worth the energy savings! At least two buildings suffered burst pipes and extensive water damage to multiple units this past winter. Each resulted from frozen pipes after owners turned off their heat prior to leaving home. Set your heat to a reasonable temperature and enjoy peace of mind while on vacation!

Signs & Trash Cans

Earlier in the year, Barclay Park was littered with various 'For Sale' and 'For Rent' signs. The abundance of signs and other advertising instruments created an eyesore, and it did not communicate to the public that Barclay Park was in fact a desirable community. The Board implemented revised specs to tidy up the appearance while still permitting homeowners to tastefully display some advertising. This effort was a resounding success, and Barclay Park's appearance has shown terrific improvement.



Also in the realm of appearance, an effort has been made to eliminate the storage of trash cans in common areas. Many fines were imposed at the onset of enforcing this issue, and most homeowners are now in compliance consistently. Those who are not are reminded that trash cans may not be stored outside of the garage. City regulations allow trash cans to be placed outside 24 hours prior to pick up and up to 12 hours following pick up. Pick up is on Wednesday morning... so trash cans should never appear outside Thursday through Monday. Do your part to enhance Barclay Park's quality appearance, and avoid unnecessary fines to your account!



New Signage

The Association has ordered custom address plates that will soon be mounted outside each Providence and Concord garage entrance. Currently, no addresses are displayed near the rear entrances to these homes. The Board anticipates positive feedback from contractors, delivery personnel, and others who will find it much easier to locate a specific house from the front or rear of these particular buildings.



The Board is close to finalizing the concept and pricing for directional signs that will help guide visitors to their desired address. This improvement is sure to be popular with guests and, most importantly, emergency responders.

Help Wanted!

Barclay Park has just more demands than can possibly be addressed by the Board. Help is needed from homeowners who are willing to step forward and lead various tasks. All homeowners are enthusiastically encouraged to get more involved with the community. Volunteer to help with something that appeals to your own interests! If you want to help, please contact any Board member to identify a new or existing committee where your talents might be best utilized. The Association needs your help, and the Board really wants to hear your ideas!

Association Contact Information

Board of Directors

Lori Black, President
945-7875, lori@loriblack.com

David Korts, Vice-President
david.c.korts@sbcglobal.com

Ron Duprey, Treasurer
973-5500, rondceo@aol.com

Brad Garchar, Secretary
btgarch@yahoo.com

Julie Lawler-Hoyle
jhoyle@bordersgroupinc.com

Nick Lewis, ex-officio
lewisnic@acm.org



Association Website

www.barclaypark.org

Community Email List

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

Management Agent for Barclay Park

LandArc
2391 Pontiac Rd.
Auburn Hills, MI 48326

Phone: (248) 377-9933
Fax: (248) 377-9944

Email: landarc@landarc.com
Website: www.landarc.com

24-Hour Emergency Phone
(248)377-9933 x 111

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