

BARCLAY PARK

NEWSLETTER

SPRING/SUMMER 2005
www.barclaypark.org



IMPORTANT CONTACT INFORMATION

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Mary Mayle - Customer Service
Phone: (248) 594-4445
Fax: (248) 594-4443

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Auburn Hills, MI 48326

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Phone: (248) 377-9933
Toll Free: (888) 646-9888
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(248) 377-9933 ext. 111

Board of Directors

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Condominium Association Policy
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Everitt Insurance Agency

Ralph Everitt, Agent

7800 Metropolitan Pkwy.
Sterling Heights, MI 48312
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Fax: (586) 268-5173

Communication in Barclay Park

www.barclaypark.org

Take a moment to visit the community website.
There is a wealth of information available such as:

- Community documents
- Approved specifications
- Clubhouse calendar
- News & upcoming events
- Answers to frequently asked questions



Join the Barclay Park Email List barclaypark@yahoogroups.com

Receive community information (including an electronic version of this Newsletter and other internal news and discussions) by joining the Barclay Park email list! Joining is easy, simply email: barclaypark-subscribe@yahoogroups.com and provide your name and address in the body of the message. You will receive a follow-up message to confirm your request. Contact Board member Lori Black for additional help if necessary.

Community Directory

Assist others in reaching you by keeping the community directory up to date. The directory facilitates getting to know your neighbors and provides peace of mind in the event of an emergency. The directory is circulated via the email list. To add or modify your contact information in the directory, email Board member Lori Black .

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Submit an article for the next Newsletter

Is there a topic that you would like to appear in the next edition of the Barclay Park Newsletter? Do you have experience with editing or creative writing? Please contact the Board or the Publicity Committee to learn how you can get involved with the Newsletter. Your ideas and/or articles for submission are welcome additions!

EDWARD SUROVELL REALTORS

Cost of this publication paid for by:
Lori Black • REALTOR®
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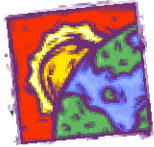


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International Dinner

An International Food Fest at the Clubhouse is planned for June. Expect to see an international movie or two while tasting unusual drinks and appetizers, then enjoy dinner to the tunes of world music. If you wish to volunteer, please contact Publicity Committee members:

- Jisan Xue 663-2361, xuejisan@yahoo.com
- Nabiha Megateli-Das 786-9548, nabiha.mdas@gmail.com



Annual Community Meeting

Date: Tuesday, May 24, 2005

Time: 6:30pm, with sign-in starting at 6pm

Place: Clubhouse

Purpose: The primary focus of this meeting is to hold Board member elections and present information on several topics concerning the community. The Board and the Committees will also give updates on their recent and upcoming efforts.

It is very important that all Co-owners are involved in the elections. The Board will need volunteers to help canvas as necessary to ensure community participation and to help inform the community. Watch for your official meeting notice, which will include more details about the elections and a proxy. If you are unable to attend the meeting, the Board asks that you follow the instructions on the proxy. Proxies will count towards achieving a quorum, and without a quorum, no business or elections can be conducted.

Committee Updates

Several newly formed committees are now in full swing, but your ideas and involvement are still needed to help with many of the outstanding issues in the community. If you are interested in serving on one of the committees below (or forming a new one), please contact the Board or any committee head directly. Here is a summary of recent activity:

The **Publicity Committee** has rallied together to assist the Board in the upcoming Annual Meeting, organize a community sponsored International Dinner, and help distribute the Newsletter.

The **Grounds Maintenance Committee** is working on developing a complete site plan for planning purposes and landscaping inventory. Sign improvements are also on the agenda with conceptual planning underway to help direct visitors to their intended destination.

The **Clubhouse Committee** is in the midst of considering various improvements to the clubhouse. Nearby communities have been surveyed for input on how they manage their clubhouse & reservations. The committee recently installed several coat racks for convenience, and they may soon look into installing curtains between the main room and exercise area for added privacy.

The **Architectural Control Committee** is investigating aesthetical improvements to the Common Elements. Immediate tasks focus on addressing parking issues and tracking alterations/modifications such as the installation of signs, satellite dishes, storm doors, etc.

Serving on a committee is a great way to get involved in Barclay Park without the commitment of being on the Board. Participation does not require being elected so willing homeowners are encouraged to volunteer their time!



News from the Board

Board Member Changes - The Board would like to extend its heartfelt thanks to Jill Schmiege for her involvement on the Board of Directors. Jill and her husband have relocated to sunny Florida. Many thanks to Jill for all of her services - she will be missed!! Julie Lawler-Hoyle, has shifted her Board responsibilities to serve as the new Secretary. The Board would also like to welcome homeowner Brad Garchar as Jill's replacement. Prior to his new appointment, Brad served on the Grounds Maintenance Committee.

Work Orders - The Board has asked LandArc to convert to a stacked work order system in which all work orders are held until a specific day each week. All non-emergency work orders and maintenance requests will be handled on a first come, first served basis with on-site efforts being coordinated on one day per week (or more if it becomes necessary). Additional efficiency measures have been implemented for the clubhouse. Routine cleanings will be performed every other week, and routine inspections before/after reservations have been eliminated altogether. Homeowners who discover any misuse of the clubhouse are asked to contact the Board, who can review the security database if necessary.

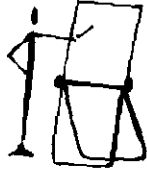
Alleviators and Rain Sensors - The Board anticipates a future savings on grounds maintenance and water usage as a result of installing alleviators and rain sensors during the off-season. These new devices are expected to improve the community's irrigation system by minimizing the inconvenience to homeowners who house the on/off valves for the irrigation system. Minimizing excess watering on damp summer days will also be enjoyed by everyone.

Transition Study - The Board commissioned a transition study in the budgeting and planning processes to identify areas where significant future expenditures may be needed to help maintain the value and aesthetics of the community. A local engineering firm was hired to perform an analysis of various items in the community, i.e. building roofs, roads, foundations, etc. As the efforts near completion, the Board is reviewing recommendations for incorporation into future planning.

Homeowners Insurance - The Board is asking everyone to review their homeowners insurance policy to ensure adequate coverage. A handful of recent incidents have revealed inadequate insurance, leaving some homeowners with a significant out of pocket expense. The Board advises homeowners to have no less than a Homeowner "6" (HO6) policy for condominium owners, not an apartment policy. Adequate insurance is required by Article IV of the Bylaws so don't overlook your responsibility to protect your investment!

Landscaping Costs - The Board would like to thank Bruce/Biltmore for contributing half of the cost of last year's landscaping replacements. This has completed their commitment to the landscaping in Phases I and II.

News from the Board (cont.)



Garbage Cans - A number of homeowners have expressed their frustration to the Board regarding the improper storage of the new garbage cans that were distributed by the City of Ann Arbor. As many already realize, Article VI, Section 6 of the Bylaws requires that homeowners refrain from storing their trash cans and other belongings outside. The Board is in the process of contacting homeowners who are out of compliance as efforts to tidy up the community progress throughout the spring and summer. Additional information on the new garbage cans is available from the City of Ann Arbor at www.a2gov.org or the 24 hour Information Line at (734) 99-GREEN/994-7336 or Customer Service at (734) 994-2807. City regulations are:

Tuesday

- trash can may be placed outside up to 24 hours prior to pick up

Wednesday

TRASH PICK-UP

- set trash can outside by 7:00am
- remove trash can within 12 hours of pick-up

Parking Complaints - The Board has received several complaints about parking in the community. As a reminder, acceptable parking is limited to the garage and between the lines in designated parking spaces outside. Article VI, Section 8 of the Bylaws allows homeowners to maintain up to two vehicles on the premises. It is also noted that both vehicles must be parked in the garage (only homes with a one-car garage may park a second vehicle in a designated space)... so adequate parking should always be available throughout the community. Additionally, signs have been installed to clearly identify fire lanes and temporary loading zones. To maintain a safe environment, it is imperative that the fire lanes remain clear. Homeowners are asked to abide by these parking policies and ensure that their guests do as well. Avoid the inconvenience of having your vehicle towed.

Open Invitation - The Board of Directors meets on a monthly basis. Homeowners are invited to discuss their concerns at any Board meeting by contacting LandArc to have their topic added to the agenda. Board meeting minutes are available upon request by contacting LandArc.

Bruce/Biltmore Exit



Barclay Park is nearly complete meaning that Bruce/Biltmore will be exiting the community after their last unit has sold. As part of this process, the Developer will be finishing their commitments to the community, i.e. final paving along Barclay Way, etc. To prevent the Association from inheriting any unnecessary costs, the Board seeks your input on identifying any other incomplete efforts related to the Common Elements. Additionally, the Board would like to remind homeowners with warranty issues to follow up with Bruce/Biltmore promptly to resolve any outstanding items that may otherwise become an out of pocket expense if not addressed until a later time.