

The Barrington Buzz

Newsletter of the Barrington Heights Neighborhood Association

May 2017 Edition

www.BarringtonHeights.net



A Note from the Board

Greetings from the Barrington Heights Board of Directors. The Board would like to invite all owners and residents to the Annual meeting which is scheduled for Tuesday, June 6th 2017 at Rao's Bakery & Coffee Café on Dowlen Road. The Association will provide cookies, fruit, and beverage selections, however, you are welcome to purchase anything extra. Two weeks prior, look for our reminder signage at the mail kiosk and at the Dowlen and Delaware entrances. We hope to see you there!

The Annual meeting provides members of the Association (Owners) an opportunity to meet each other and the Board Members, and to listen and discuss any issues facing our neighborhood. Additionally, we hear presentations from the Beaumont Police Department regarding crime statistics and safety issues. We also receive an informational presentation from our Ward 2 Councilman, Mike Getz who tells us what's going in at City Hall and local projects and events in the area.

In mid-June you will be receiving an invoice from our new Association management group, Golden Triangle Management Services (GTMS) via E-mail (if available) or USPS for your annual assessment. Your timely remittance of payment would be much appreciated. Late payment of dues will incur late fees and can potentially cost the Association and/or the owner through additional management and legal fees. The Association budget for 2017-2018 will be posted on our website.



Join us for our Annual July 4th Parade and Picnic
See details for this event in the Neighborhood Notes

Mark your calendar for the next Owner's Association meeting:

ANNUAL MEETING

Tuesday - June 6th 2017 - 7:00 pm

Place: Rao's Bakery & Coffee Café
Meeting Room

4440 Dowlen Road

(beverages, cookies, and fruit served)

Meeting Agenda to Include

Election of Officers/Directors for 2017-2018

Protecting your Community

No matter where you live, your neighborhood directly affects your welfare. It takes only a little time and attention to:

*Get to know your neighbors and discuss your concerns about the neighborhood and community. Share information.

***OBSERVE, OBSERVE, OBSERVE!** Trust your instincts. If something looks like it doesn't fit, it probably doesn't.

***ALERT POLICE** to suspicious activities, note license plate numbers, vehicle colors, and description of the person driving. These details can mean putting criminals where they belong.

* **Dispatch's number is: 409-832-1234.** You may want to put this number in your home phone and cell phone speed dial.

*Learn about crime prevention and agree to look out for each other's safety and property.

*Report non-working street lights, missing street signs, and other problems to the agencies responsible. How can they help if they don't know there is a problem?

Many of us work from home frequently or are stay at home parents. This gives us more of a chance to recognize the schedules of our neighbors and the vehicles in the neighborhood. If you see something that just doesn't seem right or a vehicle that seems to be circling the block, contact the police. The worst that could happen is it turns out to be a false alarm. On the other hand, you could save someone from being a victim.

Restriction Reminders

*The following section addresses some of the most common complaints from neighbors regarding alleged restriction violations. **Please be a good neighbor and be familiar with and have respect for the Barrington Heights Restrictive Covenants.***

Lawn/Yard Maintenance

There are more than a few homes in our subdivision whose yards need some immediate attention. The deed restrictions (**Article VI, Section 1**) state that each homeowner shall regularly mow and maintain, and keep in a neat and attractive condition, the grassed and landscaped areas of his yard and the unpaved portion of the street easement abutting his lot.

As a homeowner, it is your responsibility to maintain your yard. Please help protect the investment of each homeowner by keeping your yard neat and attractive, this includes weeding your flower beds. If you are not able to maintain your yard there are several lawn care services available, just look around your street on any given day.

Signs

Article VIII, Section 11 – Signs – No sign of any kind shall be displayed to public view on any Lot in the Addition, except (1) sign of not more than five feet (5') square advertising a property for sale or rent or used by Declarant or a Builder to advertise the property during the construction phase or sales period.

*Exception to the Signs restriction – State law prohibits the restriction of political campaign signs within 90 days prior to and 10 days after an election. The Board has agreed to allow alarm monitoring signs as long as they are placed in a flower bed or in close proximity of the front door or side door of a residence. Contractors must rely on the signs on their truck or vehicle for any advertising. Signs for roofing, remodeling, painting, pool installations, etc are prohibited.

Garbage and Refuse Disposal

Article VIII, Section 15 – Garbage and Refuse Disposal – No Lot shall be used or maintained as a dumping ground for rubbish, trash, refuse or other waste materials. Trash, garbage and other waste shall be kept in sanitary closed containers pending collection thereof; and **garbage cans and other receptacles shall (except when placed on a private drive for regular collection purposes) be hidden or screened from public view.** No lot shall be used for the open storage of any materials whatsoever, except for materials used or to be used in the construction of improvements upon any Lot, and then only for so long as such construction progresses. Upon completion of the improvements, any remaining materials, together with all rubble, rubbish, trash and debris shall be promptly removed from such Lot.

Golf Carts

In Beaumont, there are no specific ordinances for golf carts, but the City considers them just like any other vehicle and all the same rules apply, according to Sgt. Rob Flores. You need to have a license and insurance, as well as a placard telling other drivers your vehicle is slow moving. If homeowners feel it's a nuisance and they know the address of the cart owner they are advised to call the Beaumont police.

Exterior Christmas Lights

Article VIII, Section 18 – No exterior lights or Christmas decorations shall be erected, placed, installed, or displayed on any lot in the addition between February 1st and October 31st.

Parking or Storage of Boats, Etc.

Article VIII, Section 6 states that: No boats, trailers, campers, buses, mobile homes, recreational vehicles, trucks (except for pickup trucks or vans having a manufacturer's rated carrying capacity of not more than three-quarter (3/4) ton, or similar vehicles (any of the foregoing being herein referred to as a "Restricted Vehicle") may be parked or stored upon any Lot in the Addition on a Permanent Basis except wholly within an enclosed garage or other fully enclosed accessory building; nor may any Restricted Vehicle be parked or allowed to remain on a Permanent Basis on any street in the Addition. Further, no Restricted Vehicle shall be parked or left unattended on any portion of the Common area of the Addition, whether or not on a Permanent Basis."

Restriction Reminders (cont)

Architectural Control

Article VII, Section 1 – General Authority of Architectural Control Committee. No building, fence, wall, screening device, patio, patio enclosure, swimming pool, spa, tennis court, driveway, sidewalk, or other like improvement shall be commenced, constructed, erected, placed or reconstructed on any Lot in the Addition; nor shall any exterior addition to or change or alteration of any structure or improvement on any Lot in the Addition be commenced or made; nor shall any exterior repainting or reroofing involving any change in the exterior color schedule be commenced or performed;.....until plans for these improvements have been submitted to and approved by the Architectural Control Committee. The Architectural Control Committee is comprised of the Board of Directors for the Barrington Heights Owners Association. An Architectural Review Application form can be found on our website under “Links”.

Garage Sales

Article VIII, Section 5 – Prohibited Acts – No business or commercial activities of any kind or any “garage sales”, “sidewalk sales” or similar activities or events (even though not commercial in nature) shall be conducted on any Lot in the Addition or on the Common Areas of the Addition.

*In response to an appeal by some residents to amend the above referenced restriction, the Board of Directors prepared a Notice To Residents on how the appeal process works and penalties that could result for having such a sale in violation of the existing Restrictive Covenants, which is posted under “Links” on the Barrington Heights website.

Antennas

Article VIII, Section 13 – No antenna of any type, including, but not limited to, a dish-type satellite signal receiver, shall be erected on any Lot until Plans for the installation and location of such antenna have been submitted to and approved by the Architectural Control Committee in the same manner as for the construction of other improvements on a Lot. A dish-type satellite signal may be installed on a dwelling or other structure on a Lot, provided that it is installed at the rear of the dwelling or other structure and is not visible from the street located in front or at the side of a Lot. Except as provided in the preceding sentence of this Section, the Architectural Control Committee shall have the right to absolutely refuse the approval of the placement of any such dish-type receiver on any Lot in the Addition.

*The Board of Directors has received several complaints regarding violations of this restriction and will issue letters of compliance to those residents who were likely not aware of this requirement.

Quarterly inspections of the neighborhood, primarily focusing on these restrictions, will be conducted each year.

Neighborhood Notes

- 1) If you are not already aware, on June 1st, Golden Triangle Management Services (GTMS) will assume the duties of managing our Owner’s Association. The Board of Directors is very confident that GTMS will be an excellent fit for all the needs of our neighborhood going forward at a slightly reduced monthly rate. Contact name and numbers for our new Management team are listed below and on our website, www.barringtonheights.net.
- 2) This year, the Board of Directors has begun making some improvements to our entrances. In February, new LED lighting was installed on both entry monument signs. The gaskets around the old units were beginning to break down, compromising the seals, and resulting in ballast replacement from moisture intrusion. The new lights are more energy efficient and have an estimated life of 15 years. Also this month, the 19 year old, original fence along the Dowlen frontage was replaced, including cleaning/repainting the wrought iron sections on either side of the Barrington Avenue entrance. The Board has solicited bids for replacing the original roof on the mail kiosk which should be kicking off in the next couple of months. Future projects are in the planning stage to revamp the landscaping and possibly add some accent lighting in the median around the entry signs. Many residents in the neighborhood have voiced their disappointment in the Christmas lighting that was installed this past year. The Board certainly agrees and is planning to make this year much more festive with bids from a more responsible group. This year, in addition to upgrading our lighting display at both entrances, lights will be added to the mail kiosk/perimeter trees as well. Also, our website will be overhauled sometime before September 1st and the newsletter will be revamped and rolled out at the end of this year.

Neighborhood Notes (cont)

- 3) The Board of Directors has had several complaints regarding discarded mail and trash in the kiosk. Please help us in keeping the kiosk free of debris by discarding your unwanted mail at home and refrain from taping or attaching any personal/business/political notices on the kiosk bulletin board. Solicitation notices or business cards placed in or attached to any mailbox is a violation of Federal Law. These will be removed and the information from those attachments forwarded to the U.S. Postal Service.
- 4) In an effort to keep our residents better informed and in the interest of saving time and postage, residents are asked to provide their E-mail addresses for communication and informational purposes. This is certainly not a requirement, but will be most helpful to our Management group. Going forward Annual dues statements will be transmitted to homeowners via E-mail, if available.
- 5) As many of you may have noticed, Valmont Avenue and Dante Lane have recently been extended north to add another 30 lots to our neighborhood. Both the existing and future development plans for Barrington Heights can be viewed on our website www.barringtonheights.net by selecting "Links", then "Barrington Heights Development Plan". Buildout of the subdivision is expected sometime in 2020.
- 6) Our July 4th Parade and Picnic event is in the planning stage and promises to be bigger and better this year. The Parade route this year will begin at the intersection of Claybourn and Caffin and proceed east down Claybourn, terminating at the mail kiosk. This year, along with the usual fare of hot dogs, links, chips, and assorted beverages, we will have an inflatable jump house for the kids, shaved ice snow cones, truck tours by representative from our City Fire and Police Departments. We hope to attract more participants by providing some additional amenities for this special, Association sponsored, event. If you are interested in volunteering your time to help, send us an E-mail and we will get in touch.
- 7) As of June 1st, the Association dues will be set at \$105.00 if you want to pay by credit card. Dues paid by check will receive a \$5.00 discount, total \$100.00. The \$5.00 amount will be considered a convenience fee for those residents that prefer to simplify their payment method.
- 8) Many Barrington residents are using the NextDoor site www.nextdoor.com/join for free private online networking between area neighborhoods to share information on service providers, items for sale, safety concerns, lost pets, local events, and more. Our new management group will be implementing a Facebook page for Barrington residents which might be of interest to many also. More information coming soon.

If you are interested in submitting an article of interest to residents that can be posted on our bulletin board at the mail kiosk or in an upcoming newsletter, please contact us via E-mail at bhoassociation@gmail.com.

2016-2017 Board of Directors

Frank Coffin, President
Joe Pattie, Secretary
Matt Gilby, Treasurer
Rodney Landry, Director
Mike Thibodeaux, Director
Craig Messer, Director
Lane Lostak, Director

How to Contact Us

If you have a question, complaint, or suggestion you would like the Board of Directors to address, or if you need to submit an Architectural Review Application, please send your correspondence to BHOA Management:

Email: bhoassociation@gmail.com

Webpage: www.barringtonheights.net

Golden Triangle Management Services

Phone: 409\ 899.1002

Mail: P.O. Box 12382, Beaumont Texas 77726