

THE BARRINGTONS AT WEDGEWOOD VILLAS CONDOMINIUM COMMUNITY ASSOCIATION

THE NEWS

June, 2023

A WORD FROM THE PRESIDENT:

I would like to take this opportunity to thank everyone who attended the Annual Meeting on May 11, 2023, at the new Township Hall on Liberty Road. It was nice to communicate the happenings over the last year and discuss the 2023 budget numbers.

At this point your Board of Directors is made up of five individuals versus the customary six-person slate, which in itself should not be a deterrent to being efficient in addressing issues as they arise.

On the agenda for this upcoming season is to address the retaining walls on both sides of the bridge and taking care of the standing water drainage under the bridge. We are waiting for the contractor to submit a plan with some estimated costs. Like anything currently, it is a matter of wait and see.

We will be scheduling a "walk-around" day in the next few weeks to check the exterior of homes and let owners know of items suggested to be addressed. It has been very helpful for many to have those shortcomings pointed out and has resulted in positive actions and implementations in the past. It does keep our neighborhood well maintained on a visual level which results in higher value for the homes.

In closing I would like to remind everyone that the speed limit in our community is **15** miles per hour. Lots of neighbors enjoy walking either alone or with their pets, while others like to ride

their bike to get exercise. Please let your visitors know and ask them to slow down while using our roads.

To all, have a great summer.

Rosalinde Kaufmann

From the Treasurer: Reserve Fund

The largest fund for which the board is responsible is the Reserve Fund. Its value on April 30, 2023 was \$166,826. The Fund's purpose is to provide financing for the assets for which the board is responsible: to maintain or replace, including streets, curbs & gutters, sidewalks, gate houses, gazebo and the perimeter fence.

The state of Ohio requires that the Reserve Fund be fully funded, to minimize the probability of the need for a special assessment. In 2016, the board hired Superior Reserve, a reserve specialty company, to prepare a reserve budget which the board could adjust, as needed. In 2022, the board solicited an update to that plan and adopted many suggestions it outlined.

Dick Byrd

The Gate Operation: Gordon Elliott

By now everyone should have noticed that the gates are once again working as they are supposed to, and this time hopefully is an end to the long period of unreliability that we have all had to experience.

When the gates to our community continued to act up despite efforts by the gate contractor and volunteers from the community, various suggestions were voiced by owners.

A survey, sent to all the residents, resulted in a 100% response with a clear message that the majority felt that we lived in a community with a gate, and that the gates should be closed most of the time. With that message the causes of the gate problems were identified and systematically corrected. With the recent installation of new sensing eyes, we hope to, and seem to, have reached an end of unreliable gates operation.

Unlike the previous vehicle sensors, which relied on optical technology (a vehicle had to break a light beam to trigger gate opening), the new system uses microwave technology that transmits microwaves out from the sensor posts and responds to the “echo” of returning waves that bounce back off approaching vehicles. This new technology is able to sense approaching vehicles earlier than the old optical methods, and so the gates appear to respond and open quicker.

The new technology is blind to human interaction, which means that walkers entering or leaving the community cannot trigger the gates to open by passing by the sensors, although the sensors do appear to respond to cyclists. Pedestrians need to walk through the southern gatehouse or open the gates using the doorbell button that is now installed in the frames of both doors in the northern gate house.

The only cardinal rule that needs to be observed is for drivers to restrain from stopping their vehicles between the gate houses, or within the swing range of the gates. The new sensors will not know you have stopped and so won't be able to prevent the gates from closing if you are stopped within this “no stop” zone. The gates will close and will only open again on encountering a stationary obstacle. Although the force necessary to reverse the direction of the gates has been tuned down to low, the gates might still leave a scuff mark on your car's paintwork or even a small dent. Please do not stop to chat but pass through the “no stop” zone, which is currently being identified by two orange traffic cones. Pay close attention to these when you next pass through the gates so that you might learn where this “no stop” zone starts and ends. Remember the doorbell buttons on the North gate door to be used to manually open the gates if needed. Wishing you all a wonderful summer!

Landscape: Lettie Schmidt

Our normal day for mowing is Friday; however, weather and growth rate of grass may result in a different day on occasion.

Spring pruning will occur soon and a message has been sent to all homeowners regarding their options to opt out of this service. Homeowners who prune their own shrubs and trees must dispose of the remains in their trash cans and not leave any trimmings for Hedge to pick up since that service is not in their contract.

We are currently in the third and final year of our landscape contract with Hedge and they predict a 15-25% increase in price over our present contract. Any homeowner who would like to be on the committee to solicit and review bids for our landscape contract, please contact Frances Wright.

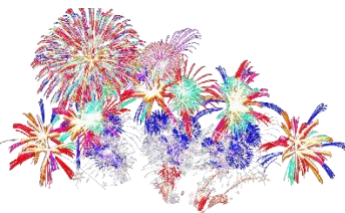
Social Activities



The first monthly gazebo night was held on Thursday, June 8. As the photos above show, a good time was had by all. The schedule for the remainder of the summer is as follows:

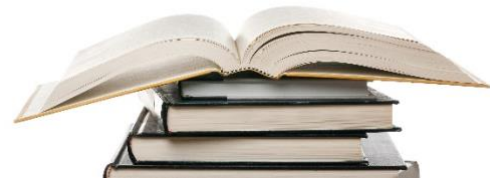
Monthly Gazebo Nights- 2nd Thursday of each month: Start time is 6:00

	August 10
July 13	September 14



Wedgewood Fireworks

July 1st



Barringtons Book Club

3rd Wednesday of every month at 1:30pm

If you would like to be added to the mailing list for the book club, please let Frances know.

Ideas for Special Community Events

If you would like to suggest a special community gathering, please reach out to Frances Wright for any assistance needed.

Delco Water

Effective June 6, 2023, the following outdoor watering restrictions are in effect until further notice:

- Outdoor watering is restricted to every other day, based on the last digit of your address (even or odd).
- If the last digit of your address is an even number, you can water on even-numbered dates.
- If the last digit of your address is an odd number, you can water on odd-numbered dates.

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Gate Operation: Gordon Elliott

NEWSLETTER EDITOR

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Trash Removal

Rumpke.com - website for trash removal company

Service will be delayed 1 day on these holidays:

- New Year's Day
- Memorial Day
- July 4th
- Labor Day
- Thanksgiving
- Christmas Day

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VGL maintenance rate increase effective July 1, 2023. See attached memo.

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Don't forget to check the community website for information such as monthly financial statements, BOD minutes, community directory etc.

Community Website: barringtonscondos.org
Login: homeowners
Password: gazebo

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Note: If you have information to be published in our newsletter, please contact Nancy Verber. If you have an interest in helping to compile the newsletter, that would be even better!!!