

THE BARRINGTONS AT WEDGEWOOD VILLAS CONDOMINIUM COMMUNITY ASSOCIATION

THE NEWS

November, 2025

BOARD NEWS

ENTRANCE GATE

At the recommendation of our gate maintenance contractor, the board has decided to keep the entry gates open from 6:00 a.m. until 6:00 p.m., beginning with the end of Daylight Savings Time, Sunday, November 2, 2025. During daytime hours, the gates open and close frequently, resulting in mechanical breakdown and service calls. It is our hope that maintenance fees will diminish with this schedule and that our gates will continue to function for a long time to come. During the winter months, in the case of a predicted snowfall, the gates may stay open to prevent damage from heavy snow.

TREE REMOVAL BY AEP

As previously announced, the two large Blue Spruce trees and three other trees in the AEP right-of-way have been removed. The stumps have been ground and we are pursuing a claim for damage to our irrigation system by the contractors. A plan for refurbishing the landscape at the entry will be developed in the spring.

COMMUNITY MAINTENANCE

The board has been asked to consider having perimeter sidewalks and gutters power-washed to give a more consistent look to our community. We will consider this option in the spring. Please contact a board member if you have strong feelings for or against this project.

Repairs of cement curbs common area driveway access points have been approved by the board.

SAVE THE DATES

Friday, November 14, 2:00 – 4:30 p.m.

The Barringtons Book Club invites all homeowners to an open house at the home of Frances Wright, 10007 Tarrington CT, to wish farewell to long-time residents Sally and Mason Pilcher, who will be moving to Friendship Village.

Saturday, December 13, 1:00 p.m.

Scramblers, 3980 Presidential Parkway
Barringtons annual holiday luncheon



LANDSCAPING

After several years of service, Lettie Schmidt has resigned as chair of the landscape committee. Russ Anderson has

volunteered to accept this responsibility and will be our primary contact with our landscape and snow removal contractor. If you have concerns regarding our community's landscape or snow removal service, please contact Russ directly at hraesq2@gmail.com.

As a result of the drought this past summer, several shrubs in the common area have died. The dead yews along the front of our property have been removed and replaced with *miscanthus* grass. A few smaller shrubs at the corner of Regent Street and Lavenham Circle West have been removed and credited to our landscape budget since they were under warranty.

LANDSCAPE (CONT.)

We have been informed that fall clean-up of the grounds will occur during the 3rd week in November. Homeowners may choose to either have all their perennials and grasses cut back, or they may choose to have none cut back. If a homeowner opts out of trimming their grasses in the fall, they will be responsible for doing so in the spring

Russ will need the addresses of those properties that do not want their landscape cut back sent to his email address: hraesq2@gmail.com. Please do this no later than November 12th.



SNOW REMOVAL

Street and driveway snow removal will occur when snow has accumulated to 3" or greater. Snow removal from home walkways will occur if accumulation is 7" or greater.



IRRIGATION

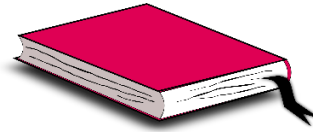
The common area irrigation system has been turned off for the winter season. Our landscape contractor has

requested that when mowing begins in the spring, both the common area irrigation and private irrigation systems be shut down on mowing days (usually Tuesdays) to prevent tire tracks in the turf. A reminder will be sent to homeowners in the spring.



PICK UP DOG POOP

All unit owners who walk a dog in the community are reminded to pick up and dispose of poop left by their dog. If you notice non-residents walking their dogs, kindly remind them that they must pick up their dog's waste.



BARRINGTONS BOOK CLUB

The book club meets on the third Wednesday of most months at 1:30 p.m. If you would like to be added to the mailing list for the book club, please contact Jackie Johnston, our Library Lady. jackiej@att.net

HOMEOWNER MAINTENANCE

As our homes age, it is important that homeowners attend to maintenance items that reflect on our overall community. A cursory inspection of community maintenance was conducted in September and a complete review of maintenance issues will be completed by the board in the spring. If you'd like to get a head start on common maintenance items for your home, these are frequent observations from past years:

- Exterior trim painting
- Fogged windows
- Deteriorating wing walls on some homes
- Connect downspouts to underground drainage pipes
- Deteriorating cement in driveways and sidewalks
- Trimming yard trees away from roofs and streets (mail truck access).



ANNUAL BUDGET

The Board has begun a review of community finances for operating expenses and reserve projects for the coming year. Final recommendations for the 2026 budget will be publicized when insurance quotes are available.

2025 BOARD OF DIRECTORS

Nancy Verber, President, Newsletter Editor
Term ends May, 2028
Phone: (614) 353-1425
Email: nwverber@gmail.com

Russ Anderson, Vice President and Landscape Chair
Term ends May, 2026
Phone: (614) 507-1731
Email: hraesq2@gmail.com

Scott Schmidt, Treasurer
Term ends May, 2027
Phone: (614) 371-7993
Email: lettie@hull-hull.com

Reta Prosser, Secretary and Webmaster
Term ends May, 2026
Phone: (614) 717-0060
Email: lump8132@gmail.com

Tom Brady, Maintenance
Term ends May, 2027
Phone: (937) 623-4403
Email: tbrady1udayton.edu

Rosalinde Kaufmann, Assistant Treasurer
Non-voting board appointment
Phone: 614-798-0482
Email: rc@davidsonphillips.com

Note: If you have items for the newsletter, please contact Nancy Verber



TRASH REMOVAL

Website for company: <http://rumpke.com>

Service will be delayed 1 day on these holidays:

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

COMMUNITY WEBSITE

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

<http://barringtonscondos.org>

Login: homeowner

Password: gazebo

Email Address Changes

If you have a new email address, please send it to our secretary, Reta Prosser, so that she can send you current communications.

PROPERTY MANAGEMENT

Vaughan Group, Ltd.
Jen Vitkusky
jvitcusky@vglltd.com
Direct & Text: (614) 408-3207