

THE BARRINGTONS AT WEDGEWOOD VILLAS CONDOMINIUM COMMUNITY ASSOCIATION

THE NEWS

Winter, 2026

BOARD NEWS

Annual Budget and Homeowner Fees

Due to a delay in receiving information regarding the cost of our insurance for 2026, the board elected to delay a decision on the community budget. As soon as the insurance rate was received, the board met and, after careful consideration, decided to revise the budget as needed but not to assess an additional fee for homeowners for 2026. Because several contracts are due for renewal next year, it is expected that fees for the operations will increase for 2027. In addition, we also foresee a future increase for the Reserve Fund.

Snow Removal

The extreme amount of snow that fell earlier this year resulted in a delay in shoveling walks. Our contract with Hedge states that 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. However, we are not the first priority on their schedule and so the crew serviced their primary commercial properties first. We appreciate your understanding of the delay. While it would be possible to modify our contract, it would cost considerably more to do so, resulting in substantially increased fees for the service.



The front gate of our community is now open around the clock until the snow melts and allows us to return to the set schedule closing from 6:00 p.m. to 6:00 a.m. It will remain open if more than 3" of snow is forecast.

Community Maintenance

Repairs of cement curbs and common area driveway access points have been completed.

Toppers on the deteriorating south fence pylons have been replaced and one topper near the entrance gate has been repaired.

Plans for the coming year include repairing exposed wires in one of the gatehouses, repair of sign posts, repairing and possible painting of the south fence, repair or replacement of deteriorating mailbox posts and sealing all streets. The board will also consider power washing curbs and sidewalks if homeowners support this expense.

Landscaping

Russ Anderson has resigned his post as landscape chair and Nancy Verber is currently serving in this capacity until the post is filled. If you have concerns regarding our community's landscape or snow removal service, please contact Nancy directly at nwverber@gmail.com.

Help Wanted

The board is currently seeking someone to chair the landscape and social committees.

Web Site

Our web site contract has been renewed for another two years. During this transition, it has not been functioning as expected but efforts are being made to correct the problem. Minutes from the January board meeting and the January financial statements are now available. The 2026 budget will soon be available as well.

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

<http://barringtonscondos.org>

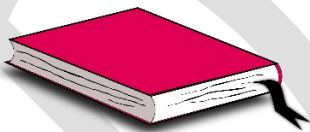
Login: homeowner

Password: gazebo



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

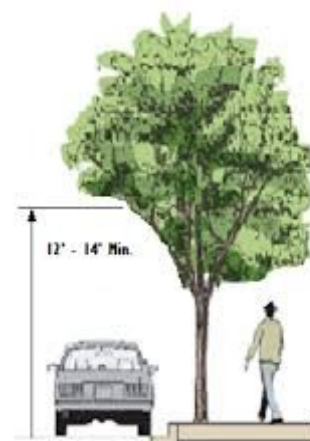
The book club meets on the third Wednesday of most months at 1:30 p.m. If you would like to be added to the mailing list for the book club, please contact Jackie Johnston, our Library Lady. jackiej@att.net

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).



2026 BOARD OF DIRECTORS

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

Russ Anderson, Vice President and Gate Keeper
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: 614-949-2919
Email: rc@davidsonphillips.com

**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
- Any day with a level 3 snow emergency

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

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