

Barrington Hills Condominium Association

State of the Community – November 2025

Prepared by the Barrington Hill Community Action Council (BHCAC)

Overview

As of October 2025, Barrington Hills is entering a pivotal transition period that marks the end of its current property management relationship and the resignation of a sitting Board member. These events create both challenges and opportunities to reestablish lawful governance, fiscal transparency, and community stability.

On October 10, 2025, Sharper Image Management Consultants, Inc. issued formal notice of termination and non-renewal of its management contract with the Barrington Hills Condominium Association, effective November 30, 2025. Subsequently, on October 14, 2025, Board Member Kristine Hefner submitted her resignation, effective November 1, 2025, further signaling a leadership vacancy within the Association.

These developments confirm that Barrington Hills will soon be without both an active management company and a duly elected Board of Directors, as required under Article V of the Association's Bylaws and O.C.G.A. §44-3-106(c).

Current Status of the Association

1. ****Management Termination****

Sharper Image has opted to discontinue management citing portfolio reduction and transition readiness. Their notice confirms the Association's financial stability, completion of insurance-related fire claims, low delinquencies, and high reserves. However, without an elected Board, no lawful authority currently exists to negotiate or execute a successor management contract.

2. ****Board Vacancies and Governance Gaps****

Recent Board appointments were not made through member election or quorum-based meetings. With resignations and expired terms, there is no legitimate quorum of Directors empowered to act on behalf of the Association. Per Article IV, Section 5, failure to achieve quorum at successive meetings prevents valid elections or business decisions from being made.

3. ****Financial Oversight****

Reserve funds remain intact and should be preserved exclusively for Association obligations, including transition costs, record audits, and vendor continuity. The BHCAC recommends immediate third-party verification of all financial accounts and transfer protocols prior to November 30.

4. ****Community Standing****

The community is at an important inflection point: self-organization and lawful restoration of governance are necessary to maintain property values, ensure compliance, and restore transparency.

The Path Forward: BHCAC Initiative

The Barrington Hill Community Action Council (BHCAC) was formed by concerned owners to restore legitimate governance and ensure continuity of essential services. Our objectives include:

1. Calling a Special Meeting of the Membership in accordance with Article IV, Section 2 to elect a lawful Board of Directors.
2. Establishing an Interim Administrative Committee to safeguard Association operations, preserve financial integrity, and coordinate management transition activities.
3. Engaging qualified management companies through a transparent and owner-driven selection process.
4. Conducting a full audit and governance review to ensure compliance with Georgia law and the Association's governing documents.

What Homeowners Can Expect

- **Transparency:** All actions, communications, and expenditures will be disclosed to the ownership body.
- **Representation:** Homeowners will regain their right to elect directors who represent the collective interests of the community.
- **Accountability:** Financial and administrative oversight will be restructured for efficiency and compliance.
- **Stability:** Interim management solutions will prevent service disruptions while long-term governance is reestablished.

Call to Action

Homeowners are urged to:

1. Sign the Special Meeting Petition to trigger lawful elections.
2. Attend community briefings to stay informed about the transition plan.
3. Volunteer or nominate candidates for the new Board of Directors.
4. Submit questions and concerns to the BHCAC so they can be addressed collectively and transparently.
5. Together, we can ensure Barrington Hills moves forward under owner-led, compliant, and transparent governance that protects our investments and community integrity.

BHCAC Interim Administrative Committee – Talking Points for Ownership

A. Context & Purpose

“As of November 30, 2025, Sharper Image will no longer manage Barrington Hills. Their departure provides an opportunity for us to take back control and ensure that our community is governed lawfully and transparently.”

B. Legitimacy & Legal Basis

“Georgia law (O.C.G.A. §44-3-106) and our Bylaws require that all directors be elected by the membership at a properly noticed meeting with quorum. Since the last two annual meetings failed quorum, those appointments were invalid.”

C. Transition & Stability

“Our goal is to ensure a smooth transition of all records, funds, and vendor relationships.”

D. Owner Engagement

“We are asking for unity and participation—our strength lies in quorum. Without your signatures and attendance, we cannot legally seat a new Board.”

E. Transparency & Accountability

“We will release all meeting notes, financial summaries, and management bids to owners.”

F. Next Steps

1. Gather sufficient owner signatures (25% quorum) to call the Special Meeting.
2. Finalize interim governance until lawful elections are completed.
3. Engage independent management firms for proposals.
4. Begin audit and records transition before November 30.

Closing Message

“This is a defining moment for Barrington Hills. We have the opportunity to rebuild trust, restore lawful governance, and ensure that our community thrives under leadership chosen by its owners—not appointed by default.”