



**Barron
Square**

Newsletter August 2016

Operation Facelift

What's going on? In case you hadn't noticed, Barron Square is getting a face lift. A major project to repair dry rot damage and repaint all the buildings began several weeks ago. You have probably seen the red marks on the walls, stairs and balconies of your building. These indicate areas of the siding/shingles and the trim which showed evidence of deterioration during the initial inspection and will be replaced. The work is being done by A.C. Enterprises under the supervision of Richard Avelar & Associates. The last time this work was done was in 2009.

You will receive several notices regarding your building, the last being 3 days prior to beginning of work. Please read the notice carefully. It may be necessary for you to remove personal items from your patios/decks. Planters and such may need to be moved in order to permit access for work.



The project began on at Building 1 on July 11th. Startup was slower than expected as the work crews familiarized themselves with the construction of our buildings and as additional areas needing repair were uncovered. Problems which are discovered and were not covered in the original scope of work in the contract will be evaluated on a case by case basis. We are hoping that all of the buildings can be completed this year before the rainy season (hopefully!) begins in November.

Paint colors

The Board decided to continue with the current paint colors because it was felt that they were best suited to the landscaping of our community. Another interesting reason was that we had insisted that any owner who had replaced their windows had to match the exterior color to the dark brown trim, so now we had to match the trim to the windows. One small change was made. A slightly more glossy finish was chosen for

the trim in the hope that the additional reflectivity would decrease the sun fading of the darker brown color. Replacement shingles will be stained with a cedar tone to approximate the existing siding.

ALERT for Comcast cable users

If you have Comcast cable service you should know that when Comcast rewired our complex in 2010 we insisted that all cables be run in underground conduit and in covered cable track on the side walls of the buildings. No more unsightly half-buried cables to be cut by the gardeners or stapled to the side of the building. As a consequence of this, if your cable enters the building in a section of siding that needs to be replaced because of dry rot, **it will be necessary to disconnect your cable.**

We realize that for some subscribers this may interrupt television, internet and even telephone services. We will inspect your building prior to beginning construction and determine if any of the Comcast cables are located on an area of siding to be replaced. The contractor has agreed that this will be done in the most expeditious way to minimize any disruption of your services. *If you can arrange to be at home when that area of siding needs to be removed, the contractor can enter your home and disconnect the cable from the wall plate and remove it from the wall. They will then replace the siding as quickly as possible and reconnect the cable. If you are not home the contractor will have to cut the cable on the outside, replace the siding and then splice your cable.* In either case it should not affect the quality of service, but you may need to restart your TV control box and/or your internet modem to reinitialize your Comcast service.

NOTE: Comcast informed us that they will no longer supply the covered cable track but the Board has identified an alternate source of supply. If you decide to order new Comcast service or need to move your Comcast outlet to another location in your unit, please contact PML so that we can insure that the installation is done according to our architectural standards.



Let There Be Light(s)

It's been a while but the lighting renewal project is finally under way. We thought we had a decision regarding the new lighting fixtures we wanted for Barron Square, but then there was a new wrinkle. The City of Palo Alto informed us that any new fixtures had to comply with Title 24, the California Energy Conservation code. That meant that the fixtures had to have a GU-24 bi-pin socket and not the usual medium screw type. The purpose of this was to discourage people from continuing to use incandescent bulbs and encourage switching to LED or even

CFL type lamps. (Nobody told the lawmakers in Sacramento that there were incandescent bulbs available with a GU-24 base.)

Anyway, it was back to the catalogs to find an appropriate fixture and one we chose was the Galen by Quoizel in bronze finish. The Board felt this was a good design and color to match the decor of our buildings. It is available in a family of sizes and all of the main light fixtures will be replaced. Twelve inch (12") lamps will be installed on the garages, ten inch (10") lamps on the wall opposite the stairs of the middle units and seven and a half inch (7.5") next to the entrance doors. Even the post lamps at the back of the clubhouse by the pool will be replaced with matching fixtures. If you want to see samples, there are new fixtures at Building 1 on the garages, sidewall and entrance to 4108. There is also a 12" unit on the garage at 564.



The 'jelly-jar' lamps on the stairwells, trash room walls and other places will also be replaced by a comparable fixture. If the Board approves at the next meeting, we will also replace the lights on the patios and balconies with this same fixture. It was the closest match to the Galen we could find at a reasonable cost. NOTE: If you have installed replacements for the original lights, these will be removed.

One of the advantages of doing the lighting replacement at this time is that the construction crews and the painters have to remove the fixtures as they work and they will install the new fixtures for us at no additional charge. Of course, we expect that the replacement of the old fixtures with their inefficient fluorescent lamps with new LED lights will also save us on the cost of electricity and maintenance. (Sorry, Laszlo. You won't need to replace many bulbs anymore.)



Smoke and Carbon Monoxide Detectors

When the permits were received for the current dry rot repairs and painting project, the City of Palo Alto informed us that all units would be required to comply with the updated 2011 State and Municipal code for smoke and carbon monoxide (CO) detectors. The Code states that in new dwelling units & remodels where work

exceeds a \$1,000 valuation:

1. Photoelectric* smoke alarms shall be installed at each level, and in each sleeping room;
2. When gas burning appliances or an attached garage is present, carbon monoxide alarms shall be installed on each level and immediately outside sleeping rooms
3. Dual sensor (Photoelectric/Ionization) alarms shall be used if located more than 20 ft. from a kitchen, fireplace or wood-burning stove or a bathroom with tub or shower. Ionization smoke alarms are NOT RECOMMENDED, due to excessive nuisance alarms and poor performance in deadly smoldering fires.

*The Palo Alto Fire Department recommends replacing all smoke alarms over 10 years old and replacing all ionization smoke alarms with photoelectric or dual sensor alarms. The alarm must be listed as acceptable by the [California State Fire Marshall](#). If you have any questions you can call the Palo Alto Fire Department at 650-329-2184 or email fire@cityofpaloalto.org .

PLEASE REMEMBER, if you are replacing any old ionization detectors, they must be disposed of as HAZARDOUS MATERIAL, not in the general garbage or recycle.

The original units in Barron Square included a single hardwired 120V smoke detector in the hallway outside the bedrooms. These can be replaced by either a hardwired combination smoke/CO detector with

battery backup or battery only unit. If they don't already exist, you will have to add photoelectric or dual-sensor smoke detectors within each sleeping room. These will be battery operated because no convenient source of electrical power is likely to be available to operate them.



This writer installed the battery operated First Alert PC-900 smoke/CO detector in the hallway replacing the old hardwired smoke detector and then added First Alert P-900 smoke detectors to each bedroom. These were chosen because of their inconspicuous flat design and ease of installation. The newer 910 series have a 3V lithium battery which is stated to last for the 10 year lifetime of the detector. First Alert is a subsidiary of BRK which is listed as acceptable by the State Fire Marshall. But each owner is free to choose the make and model that

best suits their budget and preferences.

By now everyone at Barron Square should have received a [form from PML](#) to confirm that you are in compliance with these requirements. Without that we cannot receive final inspection approval for the work being done in the painting project. If you need another copy, it is available [here](#).

PLEASE HELP US BY REPLACING YOUR SMOKE AND CO DETECTORS, IF REQUIRED, AND RETURN THE FORM AS SOON AS POSSIBLE. We must have your form before the work on your building is completed in order to have the final inspection by the City.



New Security System

At the end of August we will begin installation of new gates for the pool area to comply with State code which requires that the gates open out away from the pool area. Both gates will be equipped with crash bars to allow emergency exit. At the same time we will be installing new security lock systems on the pool gates, the clubhouse doors, the gate at the end of the fire lane and the tennis court. These will be operated by an RFID key fob. The fobs will be distributed to residents and owners in mid September. This should eliminate the unauthorized copying of

keys which has become a problem. The system will also allow us to assign temporary access codes to service personnel and contractors working at Barron Square.



Still Time for a Dip in the Pool

Last year we made major upgrades to the pool and spa area. Now the pool deck has been sealed and we have a new pool pump and an automatic chlorine controller for the spa.

In the meantime, we have a number of new residents at Barron Square and we would like to remind everyone of some very basic rules for the safety and enjoyment of everyone using the pool and spa areas:

- **State Law REQUIRES that all children under the age of 14 must be accompanied by an adult resident over the age of 18 years.**
- **State Law REQUIRES that the gates to the pool area be kept closed and locked at ALL times.** Protect our children. There have been a number of near drownings in Palo Alto pools.
- Residents are limited to six (6) guests at any one time. **Parties are NOT permitted in the pool/spa area.** Owners and residents are responsible for their guests at all times.
- **Glassware and breakable containers are PROHIBITED in the pool/spa area.** Please consume food or drink away from the pool edge.
- **Pets are PROHIBITED in the pool and spa areas.**
- **Please observe the pool and spa hours** for the comfort of those living around the pool.

A copy of the Association rules for use of the [Pool](#) and [Spa/Sauna](#) are available.

Events Calendar

There are a number of events scheduled both at the Barron Square Clubhouse and in Palo Alto which may be of interest to our members.

click the link for the [Event Calendar](#)

This letter is being sent to all residents and owners in the Barron Square Homeowners Association. Not all of you receiving this email are registered members of the website and therefore will not be able to log in to access all of the articles on the website. You may register by going to:

<http://barronsquare.org/information/registration>.

We will make every effort to process your registrations as quickly as possible. (If you are a registered user and have forgotten your password, click the "Lost Password" button in the log-in box to reset it.)

