



## Notice to Residents

### December 3, 2016

---



### Lights for the Holidays

The project to replace all of the lighting fixtures at Barron Square will begin on December 8th, (just in time for the holidays). All of the light fixtures at the doorways, stairways, and garages will be replaced by the new Galen style shown in the photo. The 4 post lamps at the pool will also be replaced by matching fixtures.

Your patio and deck lights will be replaced with a similar smaller fixture. The new fixtures will have LED bulbs for energy conservation and this will reduce our common area lighting costs. All of the work will be done externally by our electrical contractor, United Electric. They will need to access your patio or deck, but there should be no need for them to enter your unit.

PLEASE NOTE: If you have replaced the original Barron Square light fixtures on your deck or patio, you will need to file an [Architectural Review Request](#) if you wish to keep your current fixtures. Preference will be given to maintaining the architectural uniformity of our buildings.

---

### Painting Project Wrap Up



It looks like our contractors, AC Enterprises, are going to finish their work on schedule. The dry rot repairs, except for the decks that need to be replaced, are finished and the painters should wrap up their work in the next 2 weeks. Combined with the lighting replacement project, Barron Square should have a fresh new look for the holidays. ...

## Now is the time we need your help...

Please look around your unit and let us know if there is anything which seems to have been missed or improperly done. Please note that some dry rot problems were deemed to be insignificant AT THIS TIME and could be deferred until the next painting cycle in 7 years. ***If you see something which you feel needs attention, please fill out the [inspection form](#) and send it to PML as soon as possible so we can notify the contractor.***

## Fence painting

The contract specifies that the contractor will paint the EXTERIOR side of all fences AND the DIVIDING fences between adjacent patios. According to the CC&Rs:

*“Each Owner shall maintain and keep in repair everything in his Unit and shall have the...right to paint or decorate the interior surface of the backyard fence, subject to the prior written approval of color by the Board.”*

If you have painted or stained your side of the dividing fence and wish to maintain it that way or if you have plantings which you can not remove for painting, please notify PML and/or the contractor as soon as possible. ***Otherwise, please move all obstructions so that the painters can access the dividing fences for painting.***

---

## Deck Replacement Project for 2017

Important Notice In the course of dry rot and paint project, the contractor identified a number of balconies which showed significant structural wood deterioration. These decks were not part of the scope of the project, but more importantly, required engineering analysis and preparation of architectural drawings before repairs could be performed. Richard Avelar, the architects supervising the current repair project are preparing the drawings and we anticipate that this project will begin, weather permitting, in early 2017. In the interim, the decks have been shored up for safety.

***Until repairs or reconstruction of these decks can be performed, it is recommended that residents refrain from using these decks. (see [memo from Richard Avelar & Associates](#)).***

***Affected units include:***

524 Thain Way  
553 Thain Way  
4124 Thain Way  
4132 Thain Way  
4133 Thain Way  
4137 Thain Way  
4148 Thain Way  
4152 Thain Way

---