



Barron Square Newsletter

March 12, 2017



New Mailboxes Installation

During the holiday season we were forced to replace the mailboxes in the kiosk for buildings 10 and 11. We reviewed the condition of the remaining mailboxes which are 35 years old. Many of them have cracked or broken frames on the doors and were showing their age. The Board decided to upgrade all of the mailboxes and the new mailboxes have now arrived.

Replacement of the mailboxes will involve careful planning and coordination between PML and the Post Office in order to minimize the disruption of mail service to the residents.

The procedure will be as follows:

1. Distribution of the keys for the new mailboxes at the clubhouse.
2. On a specified date residents will be asked to ensure that their mailbox is emptied.
3. The next day the Post Office will unlock all mailboxes, old mailboxes will be removed and replaced by the new ones.

4. The Post Office will install locks on the new mailboxes (hopefully the same day) and lock the mailboxes.
5. Mail delivery will resume the following day.

Distribution of the keys for the new mailboxes will take place over the next two weeks. Each family must come to the clubhouse and sign for receipt of the keys. The initial distribution times are:

- **Tuesday, March 14, 2017 12 Noon to 2PM**
- **Wednesday, March 15, 2017 6PM to 7PM** (prior to the Board meeting)

Additional times will be announced as needed. The sooner the keys are distributed, the sooner we can install the new mailboxes. Your cooperation will be greatly appreciated. If you have any questions, please call PML.



Deck Replacement Project Update

We have begun receiving bids from contractors for the replacement of the 8 decks which were identified as needing repair during the dryrot/painting project. Our consulting firm, Richard Avelar and Associates, apologized for the unexpected delays caused by the holiday season and year-end procedures.

They have now finished the architectural drawings and the bid specifications and will conduct a bidders walk-through and collect the bids. Given the size of the project, estimated at \$110,000, the Board is obligated to obtain competitive bids on the project. The Board will establish an upper limit for the project cost at the March meeting and then require only a short executive meeting to finalize the selection of the contractor. We understand the inconvenience experienced by our residents and are moving as quickly as possible to resolve the issue.



Trash and Recycling Service

We have a number of new residents in Barron Square so we would like to take this opportunity to remind you of some of the etiquette for using the trash and recycling services.

1. Each unit is entitled to one trash container (black) and one recycling container (blue) from the City.
2. You may also request a composting container (green) but there may be space limitations (see below).
3. For units with INDIVIDUAL trash areas, the closet can only accommodate 2 containers, so if you wish to participate in the composting program, we suggest you arrange with a neighbor to share one black/blue and one green container.
4. For units with COMMON trash areas, the common room should accommodate individual black and blue containers and 1 large shared green container.
5. **DO NOT PLACE TRASH OR RECYCLE MATERIAL IN SOMEONE ELSE'S CONTAINER** unless you have made prior agreement to share containers.
6. **ALL CONTAINERS MUST BE STORED WITHIN THE TRASH CABINET OR COMMON TRASH ROOM.**
7. **NO CONTAINERS MAY BE STORED ON PATIOS, ENTRANCE WAYS OR IN THE COMMON AREA.**
8. **NO LOOSE TRASH OR OTHER MATERIALS MAY BE STORED IN THE TRASH CABINETS OR TRASH ROOMS.**
9. Trash, recycling and compost is collected by the City of Palo Alto on **WEDNESDAY MORNING**. To avoid a cluttered look at Barron Square, we request that containers be placed at the curb **AS LATE AS POSSIBLE** on **TUESDAY** and retrieved not later than **WEDNESDAY** evening. Containers should be placed along the curb and not block the driveway areas.
10. Large items may be placed between the bins at the curb. For further information check the Zero Waste website.

Storm Water Management Ballot

All homeowners should have received a ballot for an increase in the Storm Water Management Fee. This fee would cover operation of and a number of improvements to the city's storm water management system. Although most of Palo Alto is in Flood Zone 'X' which means little danger of flooding, we do live near a number of creeks (Barron, Matedero) which could flood and cause problems.

The information from the City is a little confusing. The NEW fee shown is \$1033.31 per month, but this is the TOTAL FEE for the entire Barron Square complex. It is paid by the Association as part of our common area utility costs and is included in your monthly homeowner's fee. It is calculated on the basis of "impervious area", areas like driveways, sidewalks, etc which do not allow penetration of water into the ground. A condominium complex like ours has a slightly higher ratio than individual homes. With 65 units the new rate averages out to \$15.89 per unit and represents only a small increase of less than a dollar per unit over the fee we currently pay.

While the planned improvement projects mentioned are located in other parts of Palo Alto, blockages at one end of the creek system in the city have a way of affecting all parts of the city. The recent rainstorms we experienced should be a wake up call that we need to be proactive in our approach to disaster control.

It was noted that several years ago, one of the agencies in San Jose voted not to pay \$7.5M to improve Coyote Creek because *they didn't think any flood damage would result in more than that amount*. Fast forward to last month, the damage is estimated at \$500M, not to mention how people's lives were destroyed. Some may never recover.

We would like to suggest that all owners give serious consideration to their vote on this ballot measure. Your ballots *must be received* not later than Monday April 11, 2017. If you have not received your ballot, contact the Office of the City Clerk.

Recent Property



Damage and Vandalism

The Board has recently received communications from residents regarding instances of property damage and vandalism.

The complaints of property damage are related to inappropriate use of the common areas and facilities. In one case a resident reported that the legs of the chairs which had been located in the tennis court had been broken off, apparently by some youngsters using the chairs as goal posts for soccer practice. In the second case a resident reported that a number of children had been using the common green area between buildings for a playing field, causing damage to the landscaping, shrubbery and possibly the irrigation system and disturbing the neighbors.

It has to be emphasized that Barron Square has **NO DESIGNATED PLAYING AREAS** and the common areas are **NOT** intended for this purpose. To protect the special surface and the net, the use of the tennis court is restricted to tennis play only. Juana Briones Park is a short walk down Maybell Avenue and has excellent facilities for other sports activities.

We have also received reports of vandalism to vehicles parked in the vicinity of the cul-de-sac. Given the proximity of this area to El Camino Real, the Association will be adding additional security measures to the fences and gates at the end of the fire lane. We have also requested a bid to increase the height of the property line fence with the adjacent property.