



## Barron Square Newsletter

### December 12, 2017

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### Happy Holidays - Package Thefts are on the Rise

Property theft is the major crime problem in Palo Alto. One of our Barron Square neighbors recently suffered

the loss of a package which had been delivered to his door. Despite the fact that the entrance to their unit was upstairs in the rear of the building, the thief calmly walked back and took the package. The video of the theft suggested the same person who had been seen taking packages from other Palo Alto residences. One Midtown home was [reported on NextDoor](#) to have been hit by the same thief twice within three hours. The increase in online holiday shopping has made this a lucrative endeavor.

### Vigilance is the price of liberty. And also of security!

The Board will be asked to consider additional security measures for Barron Square. You may want to consider installation of a home security camera like a Ring doorbell or Nest camera (NOTE: Architectural approval is required).

We urge our neighbors to take action if you observe any suspicious person(s) within Barron Square. It is left up to you whether you choose to question the person's intentions directly or call the Palo Alto police department, depending on your level of suspicion. But please do not simply ignore it.

## The Palo Alto Police Department published the following suggestions last year...

Shopping Online This Holiday Season? See [Our Tips to Prevent Package Theft!](#) Be sure to read and share these tips to ensure your packages aren't stolen off of your front porch.

This is a great time of year to get to know your neighbors and encourage them to keep eye out for suspicious behavior. Please call our 24-hour dispatch center at 9-1-1 or 650-329-2413 to report suspicious activity immediately.

If you've become the victim of a package theft, please give us a call at 650-329-2413.

For a full list of crime prevention tips, please visit our website [www.cityofpaloalto.org/StopCrime](http://www.cityofpaloalto.org/StopCrime).



### No Smoking Ban January 2018

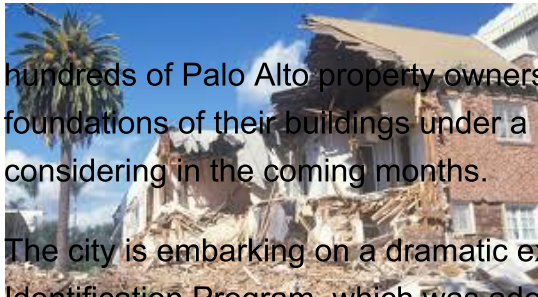
Smoking Restrictions in Palo Alto Multi-unit Residences  
Palo Alto City Council unanimously voted in December 2016 to restrict smoking at all multi-unit residences and common areas to reduce public exposure to secondhand smoke. Smoking restrictions for multi-unit residences go into effect on January 1, 2018. Landlords and sellers of condominium units are required to give written notice to tenants and buyers ...

[Read more.](#)

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### We're Shaking Things Up... or Not

Palo Alto City Council may require seismic retrofits According to a recent



story in the Palo Alto Weekly, hundreds of Palo Alto property owners could be forced to firm up the shaky foundations of their buildings under a proposal that the City Council will be considering in the coming months.

The city is embarking on a dramatic expansion of its Seismic Hazards and Identification Program, which was adopted in 1986 and created reporting requirements and retrofit incentives for owners of buildings deemed particularly vulnerable. The existing program focuses on the buildings that building officials deem to be particularly vulnerable: those constructed of unreinforced masonry; those built before 1935 and containing 100 or more occupants; and those that went up before 1976 and have 300 or more occupants. (Ed. note: None of these would apply to Barron Square)

Now, Palo Alto is looking to add some teeth to the ordinance and to add four new buildings categories to the three that currently fall under its purview. The biggest addition to the list will be soft-story wood-frame buildings, a category that fared particularly poorly after the October 1989 earthquake in San Francisco and the 1994 tremor in Northridge. These multistory buildings typically have a ground-floor level that is weaker, has fewer partitions and is more flexible than the stories above it, making it more likely to collapse during an earthquake (Ed. note: Typically apartments built over garages or carports).

While it doesn't appear that the new categories would include Barron Square we will be keeping an eye on City Council actions.

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## What About Earthquake Insurance?

As you may know the Barron Square HOA carries Earthquake Insurance for the buildings and property. As noted in the 2018 budget package sent to you, the total valuation for Barron Square is \$28,740,000 with a 15% deductible (minimum \$25,000 per building for a single event). For the past several years the Board has chosen to pay a higher premium for the lower deductible rate. The small increase in your HOA dues for the premium is offset by a lower cost for your personal insurance.

If you assume a TOTAL loss of all buildings then the maximum deductible would be about \$4,311,000 and this would be paid for by a special assessment of all owners in accordance with the assessment table in the CC&Rs (ranging from 1.25% to 1.79%). This means that an individual owner could be liable for between \$54K and \$77K. THIS IS THE AMOUNT YOU NEED TO COVER WITH YOUR PERSONAL EARTHQUAKE INSURANCE, plus personal property and loss of use expenses.

California calculations!



## Holiday Recycling and Waste Collections

Your recycle, compost, and garbage collection day will change during the holidays. Collection will not occur on Christmas and New Year's

Day. If your regular collection day falls on or after one of these holidays, your collection day will be moved to the following day for the rest of the week. ...

[Read more.](#)

## How old is YOUR water heater?

Just a gentle reminder to all owners, especially those living on upper floors. Hot water heaters age and can leak when they fail, causing serious damage to your own or your neighbor's Unit. Is your water heater more than 10 years old? It may be time for a new one. This is especially important for upstairs units, because flooding affects ...

[Read more.](#)

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***PLEASE NOTE:*** The full version of these articles are posted on our website. Some articles are restricted to Barron Square residents and owners. If you have not already registered for access to the website, please go to <http://barronsquare.org/information/registration> and fill out the form.

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