

### **Homeowner Submission 003- Replace old Mailboxes and add lights.**

Resident suggestion is to replace the old square box CBU's (purchased from mailboxes.com, cost \$15,560) and install commercial solar lighting above the nine mail locations and post signs at all entrances - this HOA is under video surveillance. The pavilion path is the most secure and the most expensive. Will this eliminate mailbox thefts, most definitely no, but should reduce the number. Given that many homeowners do not currently pick up their mail daily, it isn't important enough to justify the expense. This would be a non-issue if homeowners picked up their mail daily. It isn't the HOA responsibility to fully solve every homeowner issue in which many homeowners do not mitigate the risk. Some of our residents have mobility issues and are not able to drive and can only walk a limited distance. The pavilion path would negatively impact their ability to get their mail.

No permits, easements or anything else required. Zero monthly maintenance unlike the pavilions (minimum of \$110 to \$178 per month). For every \$100 in pavilion monthly maintenance costs reduces potential road reserve investment income by \$48,000 (24 years, 6% return) and borrowing \$100,000 from the road reserve reduces potential investment income by \$35,000 (9 years, 6% return).

One model, Green Frog System GFS Defender-55 produces maximum 10285 lumens, passive motion detection, battery autonomy 102 hours, 5 year warranty, adjustable rotation angles, cost \$1050 for one light and \$625 pole unit, possible discount for multiple items. Other units with different levels of lumens are available at reduced prices. If there is insufficient sunlight, an additional 32w solar panel can be purchased \$165.

Another vendor First Light Technology offers SCL2 adjustable dusk to dawn thresholds 3250 lumens

Induction Lighting Fixtures offers 20w solar powered lights for \$460, 40w \$560, 60w \$650 with full power > 12 hours intelligent mode 3-4 days, cycle rating 50000 hours or 12 years operating 12 hours/day 7 days/week. Dark Sky compliant. Guaranteed for 5 years. Also comes with programmable motion detection and dimming. True stand alone. 10' square pole \$800. Minimum of 5% discount and possibly more with multiple units purchased.

Another resident has offered to provide poles and set in concrete which would further reduce costs.

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#### **FEEDBACK FROM SPECIAL MAILBOX COMMITTEE ON THE ABOVE.**

**Intro:** Thank you for your interest in addressing this problem and providing a solution to be evaluated. We also appreciate you doing some research on the solution proposed. Thank you.

#### **Feedback on Recommendations:**

As you mentioned above, there are currently three CBU locations on the west side that need to be replaced. The USPS will only agree to assist Oakland Heights in the cost if we move forward with the mailbox pavilion proposal. They will not assist if we simply replace the CBU's in the current locations. If the HOA replaces the CBU's in their current locations, it will cost about \$16,500 if similarly configured. We appreciate you looking at mailbox cost, however it does not factor installation or removal of old boxes if residents do not assist in the installation and removal. If the HOA moved forward with replacing old mailboxes and adding lighting, the USPS will require the HOA in the future to place only new CBU's in the pavilions. The USPS condition for the pavilions includes non-

disruption of current service, which is in part why they have agreed to cover half of the cost. If the pavilion proposal would be considered in the future, it will add \$30,000 to the future pavilion project.

According to the neighborhoods that have been interviewed that took the mailbox pavilion approach, they have experienced zero thefts since installing the pavilions. No solution can be a 100% guarantee, but theft is a crime of opportunity and thieves will go elsewhere. This is confirmed by the USPS and SAPD.

Regardless of how often residents pick up their mail, residents of Oakland Heights should be able to expect not to have their mail stolen. Neighbors have spoken on the impact this crime is having on their business which relies on the mail for important correspondence, their health that relies on critical medication which is delivered monthly and their financial information which has been stolen. You are correct in that the HOA is not required to resolve every homeowner issue. The pavilion proposal will more fully protect and care for the common assets as required by the Declaration requirement. As for ADA accommodations, the pavilions will have full ADA compliance by including a ramp in the front, where the mailboxes in their current location while not fully compliant, they are grandfathered.

Lighting is integral to crime prevention. Both the pavilion proposal and solar lights will include MLOD compliant lighting. Simply placing them above the mailboxes is a deterrent, but provides no physical deterrence. DAMC has reported a neighborhood taking a similar approach and the light was vandalized because it was not adequately protected. Based on the surveillance program, we know that most crimes occur late at night. Even with lighting, there is no one up to observe or report these crimes.

A concern with the lighting suggestion is that almost all of the CBU's today are relatively near homes. Placing lighting at each location may become a nuisance to neighbors if not properly aimed and especially if the lighting is programmed to turn on and off with movement. This is a key benefit in having the pavilions on HOA property in only two locations.

As for the cost of solar lights, though there is no monthly maintenance costs, there is a cost to replace the batteries after 10 years. If adding an additional panel is necessary due to insufficient sunlight, it may result in a decrease in aesthetics. We have received feedback from our security company vendor that solar power may not be sufficiently reliable for CBU's that are adjacent to trees without adding an additional solar panel. The CBU on Newcastle might be the one location in this situation.