

Tuesday, October 1, 2024

Street Light Committee - Chadwick Shores HOA

Meeting with CCEC Technician

- George Harter met with CCEC Staking Technician Jeff McGilvery regarding the placement and policies around street lights in a neighborhood. Jeff's contact info:
 - Direct phone: 252-727-2219
 - Email: jeffm@ccemc.com
- The most important fact to come from the meeting is CCEC's sensitivity to complaints about street lighting. If one resident complains consistently about a street light, CCEC will turn the light off within a day or two and the HOA would still be responsible for the bill for a 2 year period. This applies to personal street light installs as well. If a neighbor complains consistently, CCEC will shut off the light and the person who installed the light remains on the hook for the cost.
- CCEC's rule of thumb on placing lights is every 6 lots. Three on one side and three on the other.
- I created a smaller version of the map we reviewed at the last committee meeting and marked with existing lights, committee proposed lights and CCEC vaults.
- Answers to previous questions:
 - What is the cost per street light as proposed in the CCEC plan if we stagger the installation? *\$318 for light and \$1.56/ft for underground wire plus tax. Monthly fee remains at \$15.90/light plus tax.*
 - What is the cost if we go ahead with all new lights? *Jeff will talk to his boss about a neighborhood plan and get back to us. His boss evidently has a design tool for lighting. The per light cost does not change is we do one or multiple simultaneously. Typical install time is within 4 weeks of request.*
 - What is your typical suggested spacing for the model of street light we currently have installed? *See above.*
 - Why are the current street lights placed on private property and not in the right-of-way? *Each transformer box has a 10' right-of-way CCEC can use. The easiest install is within that ROW near a transformer. Homeowner approval is not*

needed for access unless flower beds or trees have been planted near the box. There is an exception for CCEC 'vaults' which cannot be used for lights. We have 9 vaults in the neighborhood and I will mark on a map. Wiring would have to run to nearby transformer boxes at a cost per foot and homeowner permission to dig.

- What is the CCEC policy on private homeowners having a streetlight installed at their own expense? Does it require approval from surrounding neighbors? *If the light is near the road, CCEC would require the HOA to approve. If the light was deeper into a person's land, it would not require permission. However, the statement above as to CCEC's sensitivity to complaints from surrounding neighbors still applies.*
- Next steps:
 - Obtain and review the proposal from CCEC at another Committee meeting. Establish a neighborhood plan for street light installations. *In process.*
 - Conduct a survey of the HOA members to see if additional street lights are desirable. Format of the survey will be discussed with the CCEC plan review.
 - Create a policy around street light installation and share with the HOA members at the annual meeting.