

Saturday, September 21, 2024

Street Lighting Committee - Chadwick Shores HOA

Members - Amy Wise, Jeff Garner, Brian Hanson, Tracy Vannurden, Heather Osterkamp, George Harter

- Pros:

- Increased visibility at night improves neighborhood security by discouraging unwanted intruders.
- Improves visibility for nighttime ingress, egress and walking within the neighborhood for residents.
- Improves esthetics of the neighborhood at night if uniform.

- Cons:

- Increased lighting if placed too close to a home, can produce unwanted light into the home and partially obscure visibility of the night sky.
- Increased cost to HOA for install and monthly electric bill. Estimated install cost = \$\$\$\$ and monthly cost = \$17/light.

Initial Discussion

- Agree on the goal of the committee (agree on a single recommendation to the HOA members, present options to the HOA for a vote/survey, decide a path forward for the BoD to implement independent of a vote/survey)

Options

- **Option 1: Do not install any additional lighting**

- Lowest cost option.
- Since current lighting exists, how do we justify not adding lighting if some residents desire?

- **Option 2: Install lights as requested by homeowners**

- Spreads cost out over time.
- How do we handle the decision? Does one homeowner have the ability to request? Does it take 2 or more homeowners to request? Do only owners of homes constructed have a say or do lot owners need to be included?
- Adjacent homeowners could request a blocking panel on the side of the light facing their residence. Panels would never be placed on side of the light facing street.

- **Option 3: Install lights as homes are completed using the spacing of current lighting**

- Spreads cost over time and puts lighting where residents exist.
- No homeowner approval would be needed as process would be automatic.
- Adjacent homeowners could request a blocking panel on the side of the light facing their residence.
- Is current light spacing sufficient? What if an additional light is requested?

- **Option 4: Install lights proactively throughout the neighborhood using the spacing of current lighting**

- Most expensive option and would impact the budget significantly. How many lights would we need?
- Creates the most esthetically pleasing look to the subdivision and provides the greatest security.
- Most impactful for potential light ingress to adjacent homes.