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## **STREET LIGHTING STUDY**

The Running Deer HOA Board has initiated learning more about street lighting and the options available to us as a community so as to evaluate and make a decision. This is in response to our ideas on HOA improvement and several homeowner comments on:

- Safety (evening and morning pet walking, jogging, school bus stops, etc)
- Security (Vandalism and speeding deterrent)

We also believe this would protect our home values particularly as newer subdivision construction include lighting.

We assure you that there will be no unilateral decision by the Board. Agreement by at least 50% of homeowners is required for a final decision after we obtain and present the facts to you. The 50% is derived from West Chester Township requirements.

This document will provide you with information on the process, options, and answers to general questions as we know them today. Installing street lights in a subdivision is generally referred to as establishing a Lighting District.

### **Anticipated Questions & Answers**

#### Why were street lights not originally installed in Running Deer Estates?

That was the choice made by the original and subsequent developers of the subdivision. To be frank, the Board believes it was to save (developer) cost and increase builder's convenience and was a poor decision.

#### What is a Lighting District?

A Lighting District refers to an area of homes to which street lights are added that did not have them installed during the original neighborhood construction. In our case, we use the term to refer to our entire Running Deer Estates subdivision.

#### Will / Can street lights be installed without homeowner involvement?

No. Street Lights cannot be added without Homeowner involvement as a group. Street lights can be added by a 50% approval of homeowners (via signing a petition).

#### What if less than 50% of the homeowners approve the petition?

The process stops.

#### 50% approval sounds like there is a possibility many homeowners will be upset with the outcome?

Technically yes although we hope that the petition results would be decisive one way or the other, and not split 50/50

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Is the approval point 50% of those who vote or 50% of the total number of homeowners?  
It is 50% of all homeowners. We are working to determine if 2 people on the deed count as 2 homeowners or 1 with the Township.

If street lights are added, will it cost me anything?

Yes but we believe you will find the cost relatively low and hopefully viewed high value but that is what this process will identify as the wishes of the homeowners. Actual costs are based on the number of lights, style of light and post, desired installed locations and their individual distances from transformers. We will be 100% transparent with our study results.

Are you referring to large telephone poles with city type street lights?

No. There are several types of metal architectural lamp posts and lamps available. Photo examples of other local installations are provided at the end of this document.

Who decides on the number and location of the lights if we approve of wanting them installed?

As a Board, we have flexibility in the number of lights and spacing. Where there are installed, they are usually placed at property line.

What if I want a light near my property or do not want one near me?

For aesthetics, the spacing should be relatively uniform. Additionally, the lamp posts should ideally be located within 25 feet of the Electrical Transformers but can be located further for additional costs (for example, if all the transformers are on one side of a street and lamp posts are desired to be alternately located on each side, there is additional cost to run wire under the street. If the required number of homeowners agree on having street lights, we will have some limited flexibility in placement but it will not be practical to work location agreement on a home by home basis. We would provide subdivision layout to the homeowners and ask for input.

How many street lights would there be?

That total number is flexible. Lamp posts should be relatively uniform and are typically placed every 2-4 homes so there are not 'dead light zones'. Short cul-de-sac streets would need some special treatment since their lengths vary. Lights are generally staggered to each side of the street and locations are also influenced by electric service transformer location.

Will my yard be trenched up for installation?

There will not be a continuous trench along the full street length. Short trenches from the transformer to it light are made and each light is on its own photocell. This eliminates the need for a long unsightly trench.

What if trenching damages my TV, water or other service?

Cinergy does the work so they are responsible for any repairs

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Are the lighting options bright and annoying?

This answer is ultimately up to the individual. The newer design lights are lower wattage ranging from 100 to 175 watts. More specifically, they range from 9,500 to 14,000 lumens. There are several street light options installed in neighborhoods within a 5 minute drive and are shown with the light style illustrations in this document.

Can any street opt out?

No. We want to have uniformity. Again, we do have flexibility in total number and some flexibility on locations. We want to avoid a situation like the inconsistent sidewalks driven by transitional building codes which we are also looking for solution options.

Can our costs be reduced if adjacent neighborhoods 'go in' on our process?

No. There are no discounts for greater number of installations. The costs are simply on a per unit basis regardless of total number.

Who maintains the system and are there maintenance costs?

There would be a maintenance agreement with Cinergy as part of the operating cost. It would cover lamp, light bulb, photo cell and infrequent vandalism. In the event of repetitive vandalism Cinergy reserves the right to charge. In event of vehicle accident, Cinergy reserves the right to bill the vehicle owner.

Cinergy endeavors to replace burned out lamps within 48 hours of notification regardless of system ownership.

How will you continue to communicate to the homeowners?

We will use the newsletter, or <http://www.RDHOA.net> website, and probably a special mailing when we have all the information and process to circulate the petition for your vote.

Who can I contact if I have a question in the meantime

You can contact Pat Healey at the phone number in the Directory or send your question or comment via e-mail to our HOA e-mailbox.

**What is the overall Process to Evaluate and Decide?**

1. An incorporated entity initiates the process. In this case, our HOA Board.
  - Select physical boundaries (in this case, our subdivision)
  
2. Contact Cinergy and develop a subdivision lighting plan
  - Location of lights
  - Range of light and post styles
  - Determine costs options

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3. Board provides detailed information to homeowners for review and consideration
  - Proposed Light locations
  - Light and post options & costs by style along with a style recommendation
  - How costs would be paid
  - Homeowners can comment on any location issues and if issues affect their vote
4. Board considers modification of the plan dependent on type and magnitude of input
5. Board circulates a Petition to the homeowners. The petition will include the details of what the homeowners are being asked (layout, lamp post style & wattage and costs)
  - If 50% approve & sign, the process continues. Otherwise it stops.
6. Board submits successful petition to the Township Clerk.
  - coordinates and schedules a Public Hearing with Township Board of Trustees
7. Installation begins.
  - Some maintenance easements may be necessary in order for Cinergy to maintain the underground wiring, lamp post base, change bulbs etc.
8. Cinergy maintains the installation
9. The Running Deer Board interacts with Cinergy over any maintenance issues if they arise.

REFER TO NEXT PAGE FOR LOCAL INSTALLATION EXAMPLES

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**Light Style Option Examples**



Acorn Style (electric)  
Attached to Foundation  
Can be Seen at Cobblers Creek  
& at Lakota Springs



Gaslight Look (electric)  
Attached to Foundation  
Can be seen at end of Tepperwood  
where Running Deer exits



Traditional Style (electric)  
No Foundation  
Providence Woods upper section