

HILL FARM HOMEOWNERS ASSOCIATION

Resolution #08-02 – Exterior Lighting Specification (individual lots.)

The Board of Directors recognizes that a fully functioning exterior lighting system is an essential component for the safety and security of Hill Farm residents and to provide street lighting.

To facilitate the provision of exterior lighting, the Board has approved specific types of post-mounted and floodlight fixtures that may be installed in that portion of front yard of an individual lot that is in front of the patio wall and in the area that is landscape-maintained by the Association. Detailed specifications for approved fixture types are shown in the procedure attached.

Homeowners wishing to install one of the approved light fixtures to replace their current light fixture shall comply with this resolution and the procedure attached. The cost shall be borne entirely by the homeowner.

Each light shall be controlled by a dusk-to-dawn photo-control mounted either in the floodlight junction box, or in the post, or in an electrical junction box on an adjacent wall, or in the electrical panel of the home. The photo-control shall be accessible for testing by the Association. Other types of control will not be approved.

The Association will maintain the lamp (bulb) and photo-control of only one light fixture in the landscape-maintained area in front of each property.

The installation of additional lights of any type within the landscape-maintained area of each lot requires prior approved, and if approved, shall be maintained by the homeowner.

The disabling or removal of the front yard light without replacing it with one of the approved types, or an alternative acceptable to the Board, will not be permitted.

Additional lights that are visible from the front of the property (other than the original porch lights and entrance lights) shall be shielded and aimed to eliminate light spilling on to adjoining properties or the street.

Confirmed this 17th day of March 2008.

Procedure for Installing Front Yard Light Fixtures

The following models are approved for installation in that portion of front yards that is in front of the patio wall and in the area that is landscape-maintained by the Association.

Type 1 – Post and Coach Light

Coach Light – Progress Lighting model P5457-71

Cast aluminum, black finish.

Currently available from Home Depot (\$87)

Light Post (8ft) with integral photo-control – Summit Lighting model CP295C320

Light post (8ft) without photo-control – Summit Lighting model CP295

Aluminum, black finish

Currently available from Home Depot (\$53 and \$29 respectively)

Type 2 – Short Bollard (Dark-sky friendly)

Louvered fixture – SPJ Lighting model SPJ12-07

Aluminum, black finish, 120V with medium base socket.

Fixture currently available from Arizona Commercial Lighting (\$61)

and on line at www.starrynightlights.com (\$80)

Light post (8ft) without photo-control – Summit Lighting model CP295

Cut post down to 4ft length.

Currently available from Home Depot (\$29)

Type 3 – Floodlight (to replace the originally installed floodlights)

Fully shrouded PAR 38 floodlight – RAB H101 or similar

Cast aluminum, black or gray finish.

RAB Currently available from Arizona Commercial Lighting.

Note – A simple outdoor lampholder without shroud is NOT acceptable.

Short Mounting Post (recommended to replace junction box where conduit below has broken)

RAB “Mighty Post” model MP19B or similar with ½ in thread

Currently available from Arizona Commercial Lighting.

Installation Notes

If you don't understand the following, please show it to your contractor.

8ft posts should be direct buried at least 18 inches, and concreted in place.

4ft posts should be direct buried at least 12 inches and concreted in place.

No concrete should be exposed above grade.

Posts should be positioned at least 18 inches from the edges of driveways to avoid damage to opening car doors.

Any junction box used to bring an electrical supply into the posts must be 6 ins. above grade, black, and have a cast cover with two screws. Do not install a photo-control in this box as it can be damaged and it may also be too close to the ground to function correctly.

For Type 2 fixtures, install the photo control on an adjacent wall or in the electrical panel.

Type 3 floodlights are for the replacement of an existing floodlight that is damaged, and must be installed in a similar manner as the existing floodlight. A new junction box and photo-control may also be required. If the electrical conduit is broken below grade, a short mounting post (Mighty Post – see above) should be installed over the end of the conduit and set with the top of the cap about 4 inches above grade. It provides a junction box and is threaded for attaching the floodlight.

Lamps (bulbs)

The Association will supply the approved wattage and type of compact fluorescent bulb at no cost. Contact our volunteer at 881 8276

Suppliers/Substitution

Arizona Commercial Lighting is at 322 9611. Ask Dennis for the Hill Farm rates.

Approved fixtures and posts may be available from other suppliers, but substitutes should not be accepted. In particular, light fixtures of plastic construction do not survive in our hot summers.

Contractors

The following contractors have been used by other homeowners and are aware of the requirements. You may use any other contractor, but the finished installation must comply with this procedure.

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Able Electric - 747 5010 (Larry)

Berts Electric and Plumbing - 791 7800 (Jerry)

