

# Architectural Lighting for The 1300

*For beauty,  
safety and  
Identity*



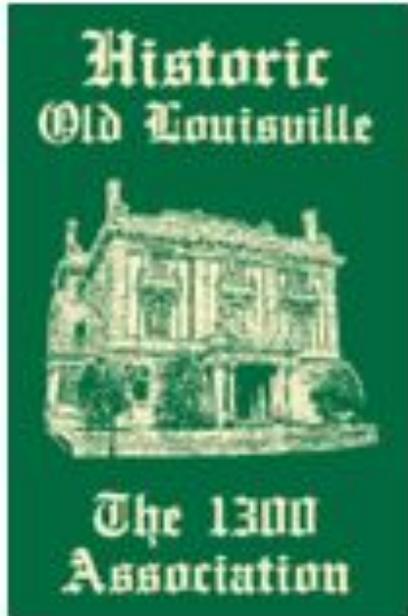
# Overall mission

The Corporation exists to pursue the continued welfare and improvement of the economic value, physical condition, market attractiveness, safety, security and appearance of the private and public property (homes, apartments, businesses, land, streets and adjacent alleys, sidewalks, medians, verges, fences, walls, lighting and appurtenances) of the 1300 block, as well as those of the nearby neighborhood extending about 400 feet in any direction from the periphery of the 1300 Block area.

(1300 Association bylaws)

# Architectural Lighting Proposal

Offer a cost share program to encourage homeowners to light their residences, adding elements of beauty and safety; and giving us unique identity.



## Objectives

- Our overall project objectives:
  - Street beautification
  - Added security
  - Makes a standout statement for 3<sup>rd</sup> St.
  - Member benefit
  - Shows our Association working in a highly visible way.

# Project Scope

- Encourage night lighting on as many residences as we can.
- Up to 10 private residences in the first 12 months (max exposure \$15,000 in 2021).
- Using a reimbursement formula of 75/25 with a max exposure of \$1,500 per project
  - Association pays 75% of the cost, up to \$1,500
  - Homeowner pays the remainder?
- Limited to Members of the 1300 Association that have been paid members for at least 2 current and consecutive years.
- Using pre-screened vendors
- Projects are focused on architectural lighting vs. landscape jobs
- Homeowner reimbursed following completion of the project.
  - Required to submit full project receipt; reimbursement with 2 weeks.

# Deliverables

- 2 or more pre-screened vendors who understand the focus and scope of our project.
  - Already reviewed:
    - BEK Landscape Inc.
    - Outdoor Lighting Perspectives
    - Requests can be submitted for others to be screened.
  - Project costs will vary due to the nature of each residence; desires of the homeowner; and infrastructure in place (electricity outlets or lines already in place).
  - We have received estimates from 2 vendors showing \$1700 - \$2,500 per house.

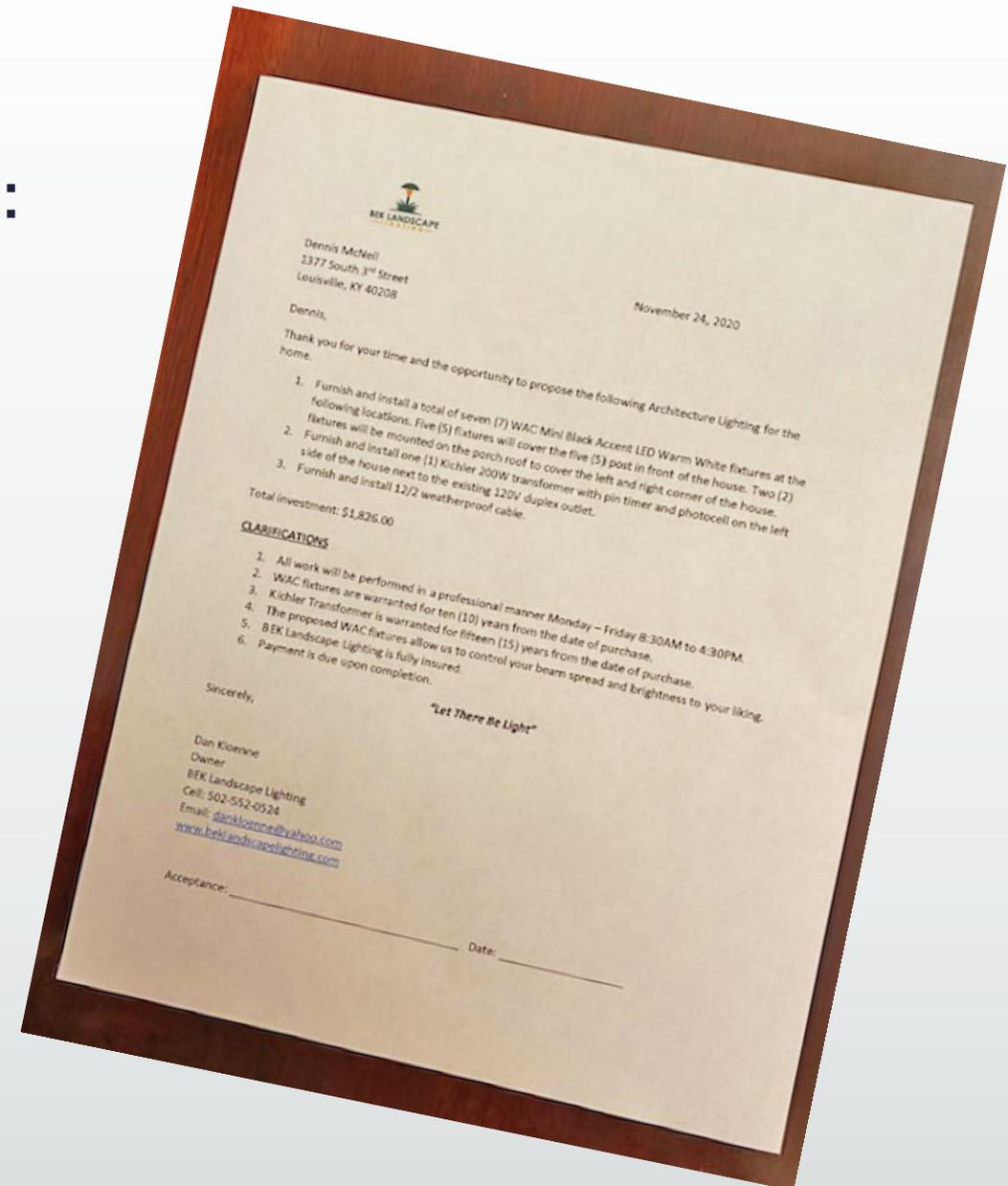
# McNeil example



Additional  
lamps will  
highlight  
top portions

# Details on McNeil example:

- BEK
- 7 lights in total (ground & roof); transformer, timer, photocell and weatherproof cable.
- Warranties. (10 years on fixtures; 15 on transformer)
- Total bid - \$1826
- 25% -homeowner = \$456.50
- 75% - association = \$1,369.50



# Lighting project



- Companies we have already reviewed and received bids from to test proposals.
- More companies can be reviewed if homeowners desire.

## Other details

- Vendors will make proposals at no cost
- Electric usage is nominal cost (LED, low energy lighting)

### NOTE:

- **The 1300 Association does not warrant or in anyway take responsibility for your project. All communications, coordination and details are solely between the property owner and vendor. As are the resolution any disputes or other issues.**

# Success Factors

- Elements that would signal this as a successful project for the Association:
  - High percentage of participation (15-20 homes over a 2-year period)
  - Satisfied clients or stakeholders
  - Completed within our budget, with clean reimbursements.
  - Improved aesthetics for the street.
  - Instill a higher pride in ownership.

# Implementation

- Begins upon Association Board/Member approval
- Eligible members to be informed of the program.
- Given names/contacts of the approved vendors; likewise, vendors will receive a list from us (email contact; no phone solicitations).
- Participants are responsible for managing their own project; all communications & coordination with vendors.
- Upon completion of the project, participants submit a receipt showing work done, for reimbursement (2 week turnaround).
- Association will share information about projects with other members, so that interested parties can gauge the cost of their project and see what's happening in the larger neighborhood.
- We are setting a **sunset date of 12-31-22 for participation**. Requests must be submitted prior to that time via email to **Vice President, 1300 Association; [dennismcneil1530@gmail.com](mailto:dennismcneil1530@gmail.com)**. Work on the project must have begun prior to 12-31-22. A maximum of \$15,000 would be appropriated for first year projects. After 12-31-22, the Association will review the program to see if it merits continuation.

# Other information

- Bill Medley contacted Trish Deatruck, 30-plus years experience with Carpenter Mountjoy firm. The following opinions were given:
  - The program, especially because of its “Security” aspect (an even without) doesn’t raise any redflags regard the non profit status. Many homeowner associations fund projects that help homeowners.
  - As a Treasurer for her own homeowners Association, Mrs. Deatruck said she’s seen many variations of projects for neighborhoods .
  - She said more Associations seem to get into difficulties with their non profit status when funds are “hoarded” and not revolved. That’s often when IRS asks “what are you doing”

# QUESTIONS?

- Does this challenge the non-profit status of our Association?