

WestWinds ECC Post Lamp Guideline

Adopted October 19, 2011

Supersedes 3/16/11 ECC Post Lamp Guideline

This Guideline is being established to provide an alternative to the “standard” gas post lamps for the WestWinds community. Gas post lamps were established as the “standard” street lighting by the developer when the WestWinds community was built, and the Broad Street BR 1000 and the Westmoreland 300 (eagle at top) models are the “standard” lantern styles that were installed on designated streets throughout the community. With some ongoing maintenance issues with the existing gas lamps, the WW Environmental Control Committee and the WW Board of Directors approved allowing residents to change their gas post lamps to electric if they choose to do so.

Residents have the option of (1) retaining their existing gas lamp, (2) changing their existing gas lamp to electric by modifying it from gas to electric, or (3) changing their existing gas lamp by installing an electric lamp. Solar lights are prohibited.

To maintain consistency throughout the community, the Broad Street BR 1000 and the Westmoreland Model 300 will remain the “standard” lantern fixtures for the WestWinds community, and can be installed on any street. Only these two lamp fixtures will be considered for approval. The two lamp fixtures are available in gas or electric. Several web sites that contain information on these two lanterns can be found at www.gaslite.com, www.gasproductscompany.com, and www.winterhouselighting.com. However, the homeowner may search other web sites for product information, cost, and ordering instructions.

All post lamps throughout WestWinds must comply with LLA Covenants; i.e., light must be lit from dusk to dawn. Whether a lamp is gas or electric, it must maintain dusk to dawn illumination. Otherwise, the homeowner is in violation of the Covenants and will be cited and/or fined accordingly.

Maintenance of gas and electric post lamps, as well as any costs associated with changing the gas light to electric, is the responsibility of the homeowner.

Requirements for all changes/conversions to electric:

A minimum of 400 lumens or a maximum of 650 lumens is permitted in order to provide consistent illumination throughout the community. The bulb must be soft white (frosted, not clear) to provide a softer illumination, and no colored bulbs are permitted.

A photocell must be installed to provide dusk to dawn illumination in order to comply with the LLA Covenant that lights must be lit from dusk to dawn.

Gas line must be permanently terminated at the gas meter, which may require a plumber.

Any changes made to the current gas lamps must comply with Local, State, and Federal electrical, plumbing, and/or gas codes and permitting requirements.

In addition to allowing standard household wiring (i.e., 110V-120VAC hard wired conversion) for converting gas lamps to electric, use of low-voltage lighting is also permitted and must comply with all Local, State and Federal regulations, as well as UL 1838 standards (low-voltage landscape lighting systems). Although components may be acquired from different suppliers/manufacturers, they all must be UL 1838 listed as “complimentary components”. There are technical constraints in the design and installation of low-voltage systems that are unique to this alternative. Therefore, it is incumbent upon the homeowner to ensure that the appropriate cable (size and length, as well as suitability for outdoor use) is supplied for the specific gas light replacement. In addition, the voltage drop must not degrade the illumination at the light fixture. For example, a minimum of 10.5 V must be provided at the light fixture for 12V low voltage systems. The low-voltage alternative using an “outside” rated transformer must be plugged into a Ground Fault Interrupt (GFI) outlet, and all wiring must be buried (no above-ground wiring is permitted except at the home point of entry). A photo sensor must be installed to maintain dusk to dawn illumination.

Application Package:

Residents who want to make a change to their current gas post lamps must submit an application package to the WestWinds Environmental Control Committee prior to making any changes, for approval (a homeowner making any changes without prior ECC approval is subject to a \$250 post-application fee/fine). A WWECC Application Form is located at the back of the WW Community Directory or it can be downloaded from the Lake Linganore Association (LLA) website at www.lakelinganore.org and clicking on WestWinds Village. Under WWECC Application Procedure, click on WWECC Information and Application Form.

Enclose all pertinent information describing the post lamp conversion/installation such as specifications, product material(s) list, lumens output and type of bulb, brochure/photo of proposed lamp, etc. Also include whether the light will be professionally installed or installed by the homeowner. Submit a site plan and a photograph of the front elevation of home showing the current and proposed locations if the lamppost is being moved to a different location on the lot. Post lamps are to be placed on the lot within two feet (2') of the front lot line and preferably near the driveway, in order to comply with LLA requirements.

Mail the complete application package and fee (\$20) to the WestWinds Environmental Control Committee, P.O. Box 589, New Market, MD 21774 by the deadline date (reference the WW ECC Application Information Sheet for deadline date). Make check payable to WestWinds Village, Inc. An incomplete package and/or insufficient information may delay processing or result in rejection.