

# **Specifications for Porch Lights**

**Pittsfield Village Condominium Association  
Ann Arbor, Michigan**

**Adopted 04.28.2021, Revised 03.2022**

## **Description/Purpose**

This specification is for replacement of both the front and rear porch lights.

## **History**

Porch lights in place at the time of the creation of this specification (2021) were installed by the development company that converted the rental community to market-rate cooperative townhouses in the late 1990s (later converted to condominiums). The lights were inexpensive and 30 years later are failing and no longer meet environmental, aesthetic, or performance expectations. Replacement parts are no longer available.

## **Fixture**

The Board-specified fixture is the Kichler Toman Outdoor Small Wall Lantern (item #49686OZ), 10.25 inches tall by 6 inches wide, in the Olde Bronze Satin finish, with a 40 watt soft white (2700k) LED bulb with integrated photocell.

## **Installation**

NOTE: This installation information applies only to replacement of existing porch lights. Some units do not have rear porch lights. If a porch light is desired in a location where there is currently no light, that project would be the expense of the co-owner and require an application and review by the Maintenance & Modifications Committee.

Replacement porch lights may be installed either by the Association maintenance staff or a contractor designated by the Board of Directors. The installation includes any repair to the porch wall needed and touch-up of the paint.

There is currently no schedule for installation throughout the community by the Association, although front porch lights may be included as part of future building painting. Any co-owner wishing to have their front or back porch light replaced may do so by placing a maintenance request and paying the flat fee established for the fixture and installation. Requests will be filled on a time-available basis. As of May 1, 2022, the flat fee is \$155.00. Reimbursement will not be provided in the future to co-owners who choose to have this installation done before any community-wide installation project which may be developed in the future.

## Additional information

Thanks go to co-owners Martha Laatsch and Paul Balber for the considerable research effort that went into arriving at an agreed-upon fixture. The fixture (shown below) meets several goals:

- **Environmental.** Switching from CFL to an LED bulb to lower energy usage.
- **Improved Function.** The current fixtures have photocells built into them, and are failing to turn the lights on or off at appropriate times, or are not working at all. Replacement parts are not available. The new fixtures use bulbs with built-in photo cells.
- **Cost-saving.** LED bulbs last longer and use much less energy, so cost co-owners less to operate. Also, properly operating photo cells result in fixtures being lit for shorter periods of time, which also saves energy and expense. If the photocell in the bulb fails, only the bulb has to be replaced, rather than the entire fixture.
- **Improved style.** Opinions will always differ, but a thorough review of many options, and input from many people on a final six options brought us to a style that seems more in keeping with the cottage character of our buildings than the current minimalist style.
- **Softer lighting effect.** Slightly lowering the lighting level with a softer (more yellow, less white) “color” was desired.
- **Bonus!** Yellower lighting values have been found to be less attractive to bugs. I think we can all agree that would be an improvement!

