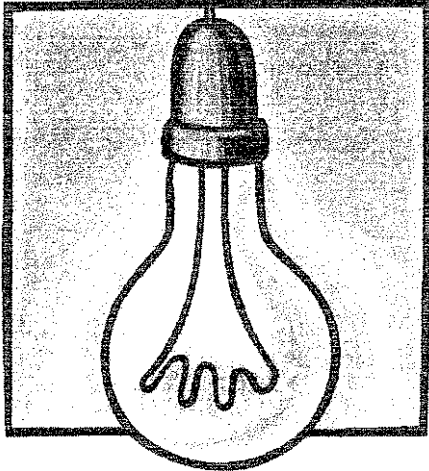


Light Reading on a Light Subject



As we continue to welcome new neighbors to MVS we need to be mindful of the effect that our outdoor lighting - especially dusk to dawn lights have.

Some of us have these lights for security and for safety reasons (thankfully, we have very few problems with security). No one is, of course, suggesting that a person does not have *the* right to light their own property to be able to see down their driveway, into their yard, etc. The concern comes when these lights go beyond one's own property.

Some who own and use these lights are only here occasionally or use them on rental property. However, the full-time residents nearby or across the water from them may be adversely affected by these lights all 365 nights of the year.

How might my lights adversely affect others?

1. These strong, un-shaded lights can make it difficult or even dangerous to bring a boat into dock at night. It can be sort of like driving into the setting sun.
2. Glare from these lights may spoil the evening conversational ambiance on our neighbor's deck or porch.
3. Our neighbors may not enjoy a less than dark bedroom for themselves or their guests.
4. Many of our neighbors enjoy the night sky here in the country - something that they could not see at their former homes. Bright lights were what they thought they had left behind.
5. Some lights can be noisy and cause electronic interference. Lights may attract bugs.

What is the law?

Bedford County Zoning regulations are clear:

SEC. 30-94 EXTERIOR LIGHTING

The following exterior lighting standards shall apply to all uses and developments requiring a site development plan pursuant to Sec. 30-90 of this ordinance.

1. All exterior lighting fixtures shall be designed, located, and arranged so as not to direct glare on adjoining streets or residential properties. The intensity at adjoining streets or residential properties shall not exceed 0.5-foot candles.
2. All lighting fixtures on canopy structures shall be recessed.
3. Standard NEMA dusk-to-dawn lights shall be installed with a shield.
4. Shields shall also be installed on streetlights, lights in parking lots, and on any lighting in residential areas. Any other lighting type shall be approved by the zoning administrator.

**MVS is in
an R-1
residential
district**

All exterior lighting fixtures within residential zoning districts shall be designed, located, and arranged so as not to direct glare on adjoining streets or residential properties. The lighting intensity at adjoining residential properties shall not exceed 0.5-foot candles.

What about our own MVS Restrictions?

Article 12 a) underscores the Bedford law by stating:

No activity that disturbs the peace and quietude or constitutes a nuisance shall be conducted on any property. Nuisances may include, but are not limited to, (i) installing high-intensity, or dusk-to-dawn lights that cause glare onto the property of others, (ii) shooting of firearms, except in the case of an emergency, and (iii) causing of electronic interference on neighbor's equipment.

What are your MVS Directors doing?

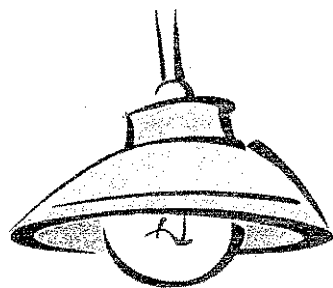
- Making you aware of the law and of our restrictions.
- Publicizing your and our concern.
- Communicating with our neighboring subdivisions in the hope of fostering a mutual compliance. They are also covered by the Bedford Zoning requirement.
- Trying to solve problems in a low-key neighborly way

How can you help?

- Review your outdoor lighting's impact beyond your property.
- Add a shade to your dusk to dawn light. If your light is SEC supplied, ask them to retrofit your light.
- Install motion detectors to your outdoor lights. This can provide more security for your home - full-time or seasonal residents around you are more likely to notice the light changing and investigate any unusual activity on your property. A variety of reasonably priced, neighbor-friendly lights, sensors and shades are available at local lighting and home improvement stores.
- Use your outdoor lights sparingly.
- If you rent your home, make sure that your renters are aware of the proper use of your outdoor lighting.

If Your Neighbor's Light is a problem for you:

- If a neighbor's light is intrusive or an annoyance, talk to them about it. Explain how it affects you. They might be truly unaware of the intrusion.
- If your neighbor fails to address the light intrusion issue with a helpful solution, contact an MVSHOA Board Member by mail or email.



Our goal is to allow EVERYONE to enjoy their home here at Mountain View Shores.

If you have comments, suggestions, or other community concerns, remember that your MVS Board of Directors is here to help. Our desire is to continue to keep Mountain View Shores a friendly, wonderful place to live and own property for all.