# Buildings and Grounds Committee Meeting Notes

# Wednesday, December 9th

Attending: Claudia, Frona, Joe, Deb, Cynthia, Gavin, Charlie, Pete

1. **Replacements lights for pool/sidewalks**

The B&G Committee was asked by the FM President to consider and make recommendations for appropriate replacement lighting for the pool area, as these fixtures are so dated that the maintenance staff are no longer able to procure appropriate parts for repair. It was also noted that the sidewalk lights would also need replacement in the near future.

So that the committee would have something concrete to react to, Claudia did some preliminary research on what would constitute environmentally friendly lighting design, in keeping with the committee’s new commitment to moving toward environmentally friendly landscaping practices. She presented guidance from the City of Toronto and the International Dark Sky Association concerning effective lighting, and then presented some examples of the kind of lighting that might be chosen.

Information presented included:

* <https://www.toronto.ca/wp-content/uploads/2018/03/8ff6-city-planning-bird-effective-lighting.pdf> - See section 4 for diagram on effective external lighting fixtures
* <https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/> for principles of effective external lighting
* <https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/#!/TownView-Post-Top-TVLN/p/131842915/category=12541422> - This is a sample of a lighting product endorsed by the IDSA that might be suitable for use in Fairlington Meadows, as it would be consistent with the Colonial Revival style of architecture
* <https://www.signify.com/en-us/products/outdoor-luminaires/road-and-urban-lighting/urban/posttop/townview-led-post-top-tvln-tvlc> - this provides some photos of the sample lighting in situ and provides technical specifications for the product
* <https://www.signify.com/en-us/where-to-buy.hadco#location=22206&productType=Outdoor%20luminaires>
* <https://www.signify.com/api/assets/v1/file/content/283a8a7b6c12425dac68aa3e00d626b0/TVL_TownView-spec-sheet.pdf> This provides additional technical specifications for related products, i.e., other lights that might be suitable for the sidewalks so that the lighting is consistent throughout.

The committee was unanimous in its feeling that we should choose our future lighting consistent with the recommendations of the International Dark Sky Association.  The benefits of limiting light pollution are multiple—reducing environmental damage, promoting the health of humans and other creatures, reducing unwanted light in residents’ homes (light “trespass”), improving visibility by reducing glare, and saving money in energy costs—and there aren’t really any drawbacks. It’s important to note that the information presented did not include any information on pricing, so it’s not yet clear if the sample selected for discussion is suitable from that standpoint. There are, however, half a dozen other aesthetically similar light fixtures in the IDSA listing, so if this one doesn’t work, perhaps another would.

Specifically, the committee agreed that a traditional carriage lamp or other Colonial-style fixture would be appropriate aesthetically. Any lamp used would be an energy-efficient LED, but there are variations in the color of the light, and the committee agreed that an amber color or at least a warm white would be very much preferable to the blue-white light.

1. **Ongoing work update**

* It appears there were some tree trimming requests that fell through the cracks on the Tree Days – these will be bid shortly.
* Claudia will follow up about questions about the appropriate trimming of liriope (zebra grass).
* Claudia will follow up on grading work in Court 3 – it seems this has been delayed again.
* Claudia will follow up on bushes in front of Matt/Mary’s home in Court 3. They have requested the removal of some old bushes, and we discovered that the bushes that were recently planted are inappropriate for the space because they require full sun. We can move the new bushes now and have more appropriate bushes planted to replace them, but we will delay the removal of the old ones until we have sorted out the needs of the 2021 priority courts, and if there are funds we can address those then. Removing them from the one address will make things lopsided and strange, so it’s likely we would need to do a bit more to make the situation right for everyone.
* New request from Pete – path between Courts 1 and 2 becomes a mud puddle when it rains.

1. **Plans for 2021 planting and communications strategy**

The committee discussed various options for communicating with the residents of the 2021 priority courts to solicit input into court redesigns. The committee settled on a plan of advertising (by flyer and through Court Chair emails) to the residents that we (Claudia, Charlie and Frona, at minimum) would be walking around with the landscape designer on a given day and that they were invited to join us to provide feedback or ask questions of the landscape designer. Questions or concerns could also be submitted by email if the resident was unable to attend the walk through. We would then work with the landscape designer to solidify plans for the redesign of the priority courts.

1. **Open forum – questions, concerns, requests, new business**

Claudia is synthesizing the work list created by Gavin and Charlie last year, adding columns so that it can be matched the Lancaster Landscaping bids to aid in keeping track of the budget. This will be shown at a future meeting (February or March).

Next Meeting: February 3, 2021