

# Maryanne Corder Neighborhood Grant Application

Due Monday, April 27, 2021 at 5 pm—late or incomplete application will not be accepted.



Name of Association Warner Ranch Village HOA # of households 104

Project Name Community Lighting Enhancement

Project Address [Redacted] 284 (Community Pool)

Name of primary project contact: Renie Broderick, WRV HOA President

Email: [Redacted] Phone: [Redacted]

Address (& city/state/zip) [Redacted] as above

Name of authorizing individual (who can accept funds, sign contract - if different than above) \_\_\_\_\_

Address (& city/state/zip) \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

1. **Project description:** Brief three sentence description of your grant project. (tip: cut and paste in from a separate Word document)

This project is Community Lighting Enhancement of WRV's community common space. Warner Ranch Village (WRV) is a sub-association of Warner Ranch consisting of 104 townhomes that were built over 33 years ago. The social hub of WRV is our community swimming pool where neighbors gather and HOA meetings are held. Unfortunately, the lighting system for this amenity is outdated incandescent lighting, very wasteful of energy and contributing to light pollution.

2. **Project Budget**

Expenses	Amount
Light Fixtures and installattion as outlined in Ramsey Power Bid	\$
	\$
	\$
	\$
	\$
<b>TOTAL PROJECT COST:</b>	\$ 8265.00
Match (HOA and Crime Free Multi-family Housing properties only) 25% of requested funds	\$ 2066.25
<b>GRANT FUNDS REQUESTED</b>	\$ 6198.75

3. **Maintenance:** Describe specifically how the association intends to maintain the project - if funded. (tip: cut and paste in from a separate Word document)

The HOA board of directors manages both an operating budget and a reserve budget. The HOA's cost share of this project will be paid from the reserve budget. WRV HOA will maintain the lighting from the annual operating budget and will have cost savings through reduced energy consumption.

## Maryanne Corder Neighborhood Grant Application—pg. 2

### 4. Staff contacts Please place an "x" or key the name of staff that you have contacted about this project:

Neighborhood Services staff (select at least one):

Shauna Warner, Elizabeth Thomas, Laura Kajfez, Brenda Clark

Parks/Playground: Dave McClure

Signs: Dean Miller

Traffic Calming: Steve Horstman

Trees: Richard Adkins

Water Conservation: Tina Sleeper

Other: \_\_\_\_\_

ADA Accessibility: Nanette Odell

Art: Rebecca Rothman

Landscape/Lighting/Walls: Steve Abrahamson, Diana Kaminski

### 5. Narrative

Submit a narrative explaining what you hope to accomplish through this grant if approved and how the project meets the provided evaluation criteria. (tip: cut and paste in from a separate Word document)

The enhancement of the lighting at our only community venue benefits all WRV residents.

Specifically it accomplishes:

energy conservation

minimizes light pollution

promotes a dark sky

eliminates misdirected lighting from glaring into homes,

encourages a feeling of safety for residents

increases accessibility during evening hours

provides more even lighting eliminating dark areas

Ideally every neighborhood has a focal point for gatherings promoting a sense of community. For WRV this place is our community pool and surrounding greenbelt. Enhancing the lighting will increase the usability of the area for meetings and social events.

A detailed scope of work including the wattage reduction required that was used to solicit bids is included with the actual bids that follow.

#### • Bids

- \* Total project costs under \$5,000: attach a minimum of 2 bids for the work outlined in the grant, including sales tax. Bids must be from licensed, insured contractors. The amount requested must match a bid amount.
- \* Total project costs over \$5,000: attach a minimum of 3 bids for the work outlined in the grant, including sales tax. Bids must be from licensed, insured contractors. The amount requested must match a bid amount.
- \* If on city property, only one bid may be necessary if project is required to use city contractor.
- \* Art projects on city property must use the pre-qualified public artist list. Projects on private property are also welcomed to use list.

#### • Visuals

Include current pictures of the project site and any other materials to illustrate what the completed project will look like.

#### • Community Engagement

Include copies of neighborhood meeting notices, postcards and/or newsletters demonstrating all residents were invited to participate.






# Warner Ranch Village

## Tempe Grant Request 2021-2022







### Community Lighting Enhancement

Project scope to include cleaning and replacing bulbs in 14 ground lights with LED bulbs and adding one new landscape light by the spa area, remove the existing 4 flood lights and replace with 3 LED style lights not replacing the one that is on the pool fence pointing out to the common area, instead adding 4 tree lights on the outside of the pool area, replacing the 1 shower fixture with an LED fixture, replacing the 4 lights in the restrooms with LED fixtures and adding a motion sensor timer to the light switch in both restrooms.

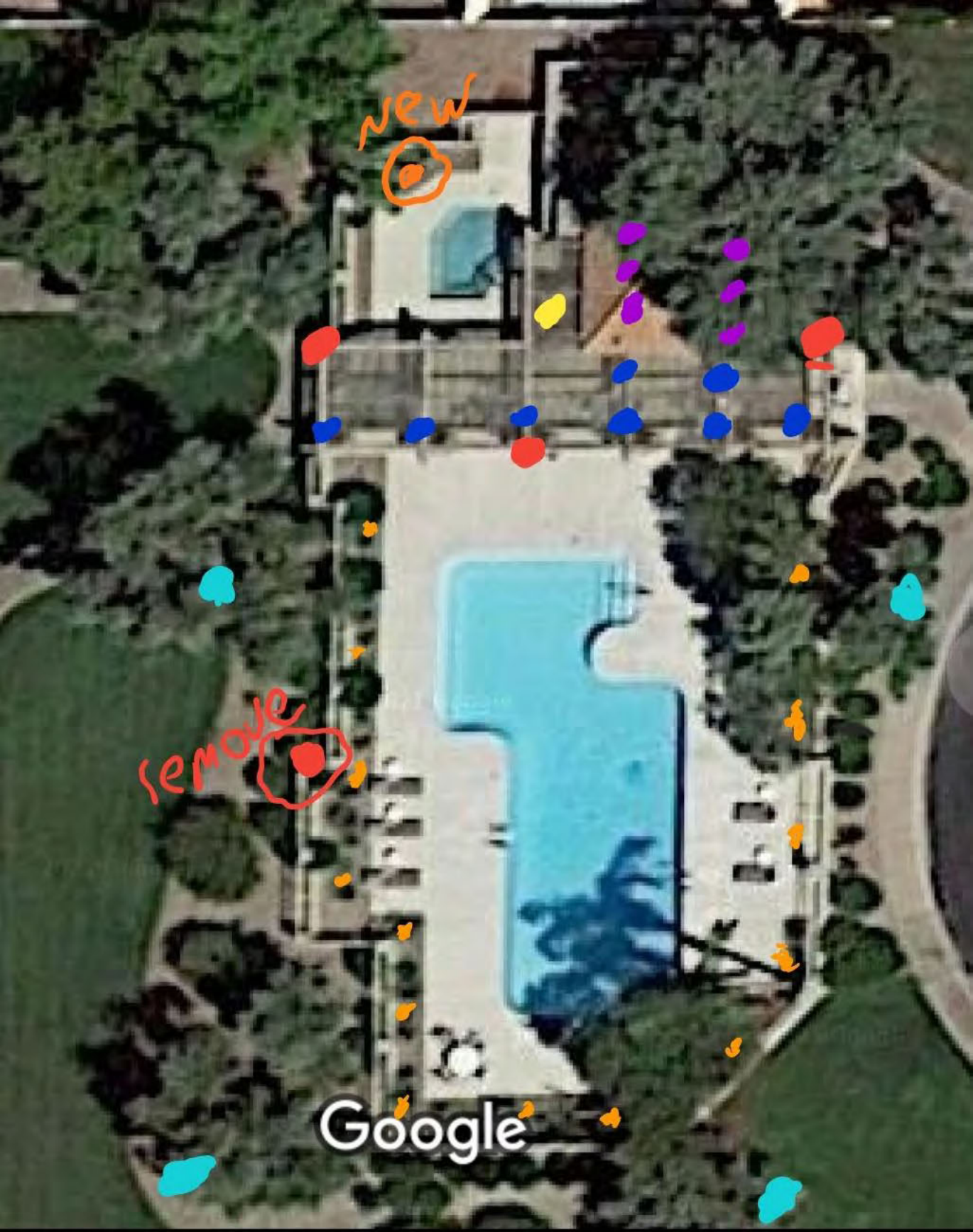
#### **Current total site lighting wattage:**

-  14 Landscape lights around pool using 26 watt CFL bulbs totaling 364 watts
  -  5 flood lights with 10 bulbs using 62 watts each totaling 620 watts
  -  8 wall fixtures using 26 watt CFL bulbs totaling 208 watts
  -  4 bathroom fixtures using 26 watt bulbs totaling 104 watts
  -  1 shower fixture using 26 watt bulb
- Total = 1,260 watts

#### **Proposed enhancements wattage:**

-  15 landscape lights around pool using 8.5 watts each totaling 127.5 watts
  -  4 LED flood lights using 12 watts each totaling 48 watts
  -  8 wall fixtures using 12 watts each totaling 96 watts
  -  4 tree lights using 14 watts each totaling 56 watts
  -  4 restroom lights using 24 watts each totaling 96 watts
  -  1 Shower fixture using 13 watt bulb
- Total = 436.5 watts

This enhancement project will reduce the amount of energy used by the community and enhance the overall look of the community with the bulb and fixture changes and addition of the landscape tree lighting.



new



remove



Google



Mar 9, 2021 08:47:40 AM



Mar 18, 2021 09:40:35 AM

# Warner Ranch Village

## Tempe Grant Request 2021-2022

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# Ramsey Power Corporation

C-11-073964 Commercial  
R-11-050314 Residential

3823 W. Topoka Drive  
Glendale, Arizona 85308

Phone: 623-780-1595  
FAX: 623-582-1213  
email: ramseypower@gmail.com

## ESTIMATE

Tuesday, April 27, 2021

Warner Ranch Village HOA  
C/O: Vision Community Management  
Mark Miller  
Community Manager  
Vision Community Management  
16625 S Desert Foothills Pkwy  
Phoenix, AZ 85048

RE: Lighting at Pool Area

#1: Replace lamps in 14 walkway lights with 8.5 watt A19 LED lamps (see spec sheet). Clean and adjust sockets. Paint fixtures.

**TOTAL: \$630.00**

#2: Extend from existing lighting circuit in order to provide and install one new Rab LL22 tiered pathway light with 8.5 watt A19 lamps (see spec sheet) near the spa area.

**TOTAL: \$450.00**

#3: Remove and replace 3 flood lights on top of shade structure and wall with Rab Bullet2x12YA 12 watt dual head flood lights (see spec sheet). Remove and eliminate 1 existing flood light fixture from pool perimeter wall.

**TOTAL: \$1,500.00**

#4: Remove and replace 8 wall sconces with Rab SLIM12Y 12 watt LED wall pack (see spec sheet).

**TOTAL: \$2,400.00**

#5: Provide and install 4 low-voltage landscape lights at trees. Extend from existing 12 volt power.

**TOTAL: \$940.00**

#6: Remove and replace light 4 light fixtures in bathrooms with Lithonia 24 watt LED fixture or similar (see spec sheet).

**TOTAL: \$1,520.00**

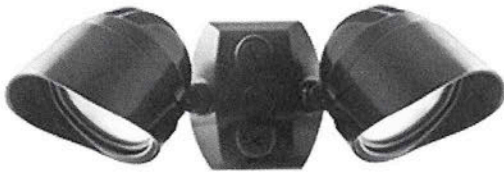
#7: Replace 1 ceiling mounted fixture in shower with shower-rated LED fixture.

**TOTAL: \$375.00**

#8: Remove 6 existing toggle switches and install 6 motion sensor switches.

**TOTAL: \$450.00**





Two adjustable 12W LED floodlights. Equivalent to 2x75W BR30/halogen/wide floods. Microprismatic diffusion lens optimizes light output without glare.

Color: Bronze

Weight: 4.9 lbs

**Project:**

Warner Ranch Villag

**Type:**

HOA

**Prepared By:**

WR

**Date:**

04/08/2021

**Driver Info**

Type	Constant Current
120V	0.22A
208V	N/A
240V	N/A
277V	N/A
Input Watts	27.2W

**LED Info**

Watts	24W
Color Temp	3000K (Warm)
Color Accuracy	83 CRI
L70 Lifespan	100,000 Hours
Lumens	2,502
Efficacy	92 lm/W

## Technical Specifications

### Compliance

**UL Listed:**

Suitable for wet locations

**IESNA LM-79 & LM-80 Testing:**

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

### Electrical

**Driver:**

Innovative integrated driver technology with 120V TRIAC and ELV dimming

**Note:**

All values are typical (tolerance +/- 10%)

### LED Characteristics

**LEDs:**

Multi-chip, high-output, long-life LEDs

**Color Stability:**

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

**Color Uniformity:**

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

### Performance

**Lifespan:**

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

### Construction

**Thermal Management:**

Superior heat sinking with external Air-Flow fins

**Housing:**

Die-cast aluminum housing, lens frame and mounting plate

**Reflector:**

Semi-specular, vacuum-metalized polycarbonate

**Lens:**

Microprismatic diffusion lens for smooth and even light distribution

**Mounting:**

Heavy-duty mounting arm with "O" ring seal and stainless steel screws

**Gaskets:**

High-temperature silicone gaskets

## Technical Specifications (continued)

### Construction

#### Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color

#### Green Technology:

Mercury and UV free. RoHS-compliant components.

### Other

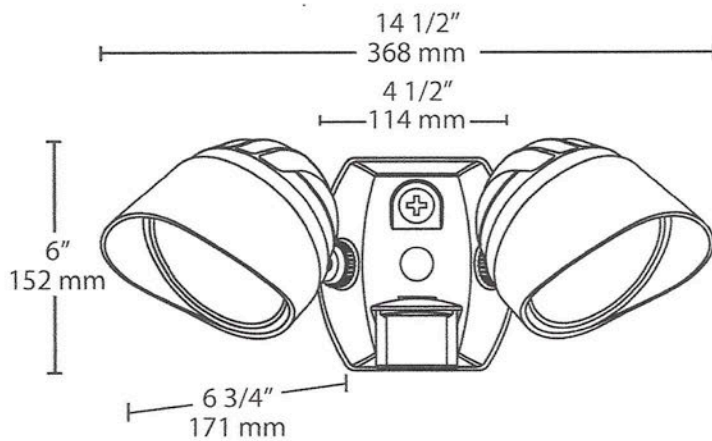
#### Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).

#### Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

### Dimensions



### Features

- Two adjustable 12W LED floodlights
- Equivalent to 2x75W BR30/halogen/wide floods
- Microprismatic diffusion lens optimizes light output without glare
- 100,000-hour LED Lifespan

### Ordering Matrix

Family	Other Options
BULLET	2X12
USA = BAA Compliant	
Blank = Standard	



12, 18 and 26 Watt SLIM wall packs are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze

Weight: 4.1 lbs

**Project:**

WRV

**Type:**

HOA

**Prepared By:**

WR

**Date:**

04/08/2021

**Driver Info**

Type	Constant Current
120V	0.12A
208V	0.08A
240V	0.07A
277V	0.06A
Input Watts	15.9W

**LED Info**

Watts	12W
Color Temp	3000K (Warm)
Color Accuracy	71 CRI
L70 Lifespan	100,000 Hours
Lumens	1,922
Efficacy	120.9 lm/W

## Technical Specifications

### Compliance

**UL Listed:**

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

**ADA Compliant:**

SLIM™ is ADA Compliant

**IESNA LM-79 & LM-80 Testing:**

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

**DLC Listed:**

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P0000171L

### Construction

**IP Rating:**

Ingress Protection rating of IP66 for dust and water

**Cold Weather Starting:**

Minimum starting temperature is -40°C (-40°F)

**Maximum Ambient Temperature:**

Suitable for use in up to 40°C (104°F)

**Housing:**

Precision die-cast aluminum housing

**Mounting:**

Heavy-duty mounting bracket with hinged housing for easy installation

**Recommended Mounting Height:**

Up to 8 ft

**Lens:**

Tempered glass lens

**Reflector:**

Specular thermoplastic

**Gaskets:**

High-temperature silicone

**Finish:**

Formulated for high durability and long-lasting color

## Technical Specifications (continued)

### Construction

#### Green Technology:

Mercury and UV free. RoHS-compliant components.

#### LED Characteristics

##### LED:

Multi-chip, long-life LED

##### Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

##### Color Stability:

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

##### Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

### Performance

#### Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

#### Other

##### Equivalency:

Equivalent to 70W Metal Halide

##### Patents:

The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

##### HID Replacement Range:

Replaces 70W Metal Halide

##### Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).

### Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

### Optical

#### BUG Rating:

B1 U1 G0

### Electrical

#### Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 120V: 0.14A, 208V: 0.08A, 240V: 0.07A, 277V: 0.06A

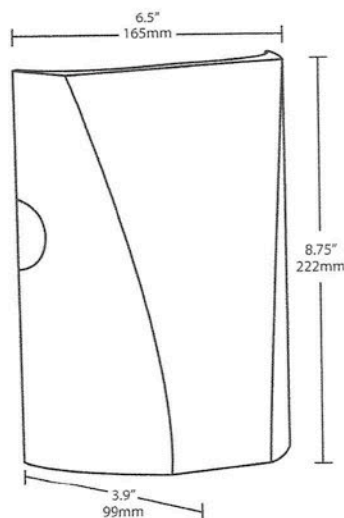
#### THD:

7.7% at 120V, 13.3% at 277V

#### Power Factor:

99.4% at 120V, 95.4% at 277V

### Dimensions



### Features

- Full cutoff, fully shielded LED wall pack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year, No-Compromise Warranty

## Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver	Options
SLIM	12	Y			
	12 = 12W 18 = 18W 26 = 26W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Bronze W = White	Blank = Standard (120-277V) /D10 = Dimmable	Blank = No Option /PC = 120V Button /PC2 = 277V Button /LC = Lightcloud® Controller

**Project:**

Warner Ranch Villag

**Type:**

HOA

**Prepared By:**

WR

**Date:**

04/08/2021



### Features and Benefits

- Energy efficient replacement for incandescent and halogen lamps
- Constructed from durable plastic which lowers risk of breakage
- Rated for use in enclosed and open fixtures in dry or damp locations
- Frosted lens produces smooth diffuse light
- Longer lifespan compared to legacy equivalents minimizes replacement and maintenance costs
- ENERGY STAR Compliant
- 120V-277V Universal Voltage

## Technical Specifications

### Performance

**Product Type:**

A-Line

**Input Wattage:**

8.5W

**Typical Lumen Output:**

800

**Efficacy:**

94 lm/W

**Color Temperature:**

3000K Warm White

**CRI:**

80

**L70 Lifespan:**

25,000 Hours

**Dimmable:**

No

### Construction

**Bulb Shape:**

A19 E26

**Base Type:**

E26

**Beam Angle:**

230°

**Other**
**Equivalency:**

60WW Incandescent

**Warranty (Years):**

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of three (3) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at [rablighting.com/warranty](http://rablighting.com/warranty).

### Electrical

**Power Factor:**

0.8

**Operating Temperature:**

-20°C - 45°C

**Input Voltage:**

120-277V AC

## Technical Specifications (continued)

### Electrical

#### Operating Frequency:

60 Hz

### Technical Specifications

#### For Use Outdoors in Open Fixtures:

No

### Electrical Characteristics

#### Input Current @ 120V:

108mA

#### Input Current @ 277V:

42mA

### Compliance

#### UL Listed:

Yes

#### ENERGY STAR V2.0:

This product is ENERGY STAR® Version 2.0 Certified

#### Energy Star Model Number:

A10014

#### Energy Star ID:

2340609

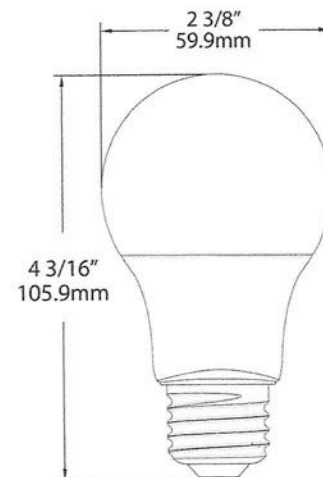
#### CEC Status:

Not lawful for sale in California

## Case and Pallet Dimensions

	QTY	LENGTH (in)	WIDTH (in)	HEIGHT (in)
CASE	12	5.2	4.9	15.4
PALLET	2268	48.1	47.3	39.8

## Dimension



## FEATURES & SPECIFICATIONS

### INTENDED USE

Provides general LED illumination in many application types. Ideal for use in foyers, corridors, hallways, bedrooms, offices, utility work areas, stairways and many other light commercial or residential settings. Fixture can be left on for continuous 24/7 hour operation.

### CONSTRUCTION

Contemporary style fixture. Twin steel rings surround a dropped durable, milk-white acrylic diffuser. Complemented with matching trim in either a brushed nickel or antique bronze finish. Diffuser provides widespread illumination.

Available in 13" or 16" diameter round or 13" square sizes. Fixture can be flush or semi-flush mounted using the 3-stem hanger mounting kit (ordered separately). Removable finials provide easy access for cleaning.

### OPTICS

13" units produce an average of 1,100 lumens and 16" units produce an average of 1,600 lumens, both at 50,000 hours life.

### ELECTRICAL

Long-life LEDs provide extended service life and are rated to deliver L70 performance at 50,000 hours. Fixture operates at 120 volts, 60Hz. 13" unit standard input = 16 watts, 63 lumens per watt. 16" unit standard input = 24 watts, 63 lumens per watt. Works with most standard incandescent dimmers (see list of approved dimmers).

### INSTALLATION

All mounting hardware included.

### LISTINGS

UL Listed to US and Canadian safety standards and suitable for damp locations. ENERGY STAR® certified.

### WARRANTY

5-year limited warranty. Complete warranty terms located at [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)

NOTE: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

Catalog Number
Notes
Type

Decorative Indoor

# LED Saturn

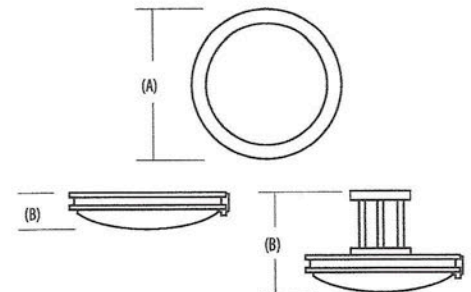
## Flush/Semi-Flush Mount



HIGH PERFORMANCE LED

DIMENSIONS				
Nominal size	Model number	Mounting configuration	(A) Width inches (cm)	(B) Depth inches (cm)
13" dia	FMSATL 13	Flush	12-9/16 (31.9)	3-1/8 (7.9)
	FMSSATL 13	Semi-flush*		8-3/8 (21.3)
16" dia	FMSATL 16	Flush	16 (40.6)	3-5/8 (9.2)
		Semi-flush*		9-5/8 (24.5)

\*Requires 3-stem hanger kit. See Accessories/Replacement parts below. All dimensions are inches (centimeters) unless otherwise indicated.



### ORDERING INFORMATION

For shortest lead times, configure product using **bolded options**.

Example: FMSATL 13 14840 BN

Series	Module/CRI	Color temperature	Finish
<b>FMSATL 13</b> LED flush mount 13" round	<b>148</b> >80	<b>40</b> 4000 K	<b>BN</b> Brushed nickel
<b>FMSSATL 13</b> LED flush mount 13" square		35 3500 K <sup>1</sup>	<b>BZA</b> Antique bronze
<b>FMSATL 16</b> LED flush mount 16" round	<b>208</b> >80	<b>30</b> 3000 K	
		27 2700 K <sup>1</sup>	

### Accessories/Replacement parts: Order as separate catalog number.

DSATL 13	13" round acrylic diffuser
DSSATL 13	13" square acrylic diffuser
DSATL 16	16" round acrylic diffuser
3SHL6 BN	3-stem hanger, 6" extension from ceiling, brushed nickel
3SHL6 BZ	3-stem hanger, 6" extension from ceiling, bronze



3-stem hanger

### Notes

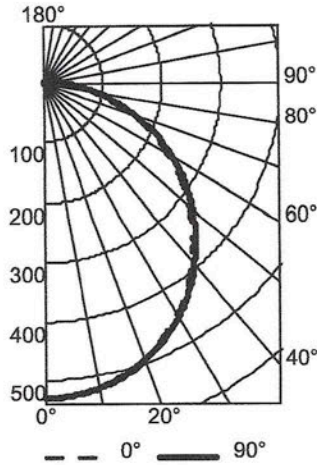
1 Minimum 90-day lead time for non-standard color temperatures; minimum 50 order quantity.



# LED Saturn Flush/Semi-Flush Mount

## PHOTOMETRICS

FMSATL 16 20840, 1619 delivered lumens, test no. LTL 25019 tested in accordance to IESNA LM-79.



### CP Summary

	0°	90°
0°	530	530
5°	527	528
15°	508	511
25°	470	475
35°	418	424
45°	353	362
55°	280	290
65°	198	208
75°	118	127
85°	55	60
90°	34	38

### Coefficients of Utilization

ROR	pf	20%						50%						
		pc	80%			70%			50%			10%		
		pw	70%	50%	30%	50%	30%	10%	50%	30%	10%	50%	30%	10%
0		0	118	118	118	115	115	115	109	109	109			
1		1	107	102	97	99	95	91	94	90	87			
2		2	97	88	81	86	79	73	82	76	71			
3		3	88	77	68	75	67	61	71	65	59			
4		4	80	68	59	66	58	51	63	56	50			
5		5	74	61	51	59	51	44	57	49	43			
6		6	68	54	45	53	45	38	51	43	38			
7		7	63	49	40	48	40	34	46	39	33			
8		8	59	45	36	44	36	30	42	35	30			
9		9	55	41	33	40	32	27	39	32	27			
10		10	51	38	30	37	30	24	36	29	24			

### Zonal Lumen Summary

Zone	Lumens	% Lamp	% Fixture
0° - 30°	413	24.6	24.6
0° - 40°	678	40.3	40.3
0° - 60°	1214	72.2	72.2
0° - 90°	1619	96.4	96.4
90° - 120°	49	2.9	2.9
90° - 130°	54	3.2	3.2
90° - 150°	60	3.6	3.6
90° - 180°	61	3.6	3.6
0° - 180°	1680	100.0	100.0

### SUGGESTED DIMMERS

The FMSATL/FMSSATL is designed to operate with most standard Triac Based dimmers and is not compatible with 0-10v dimming systems. The following is a list of dimmers tested and does not imply any guarantee or warranty of compatibility with a particular application. Unlisted dimmers do not imply non-compatibility.

Manufacturer	Part number(s)
Leviton	6633P
	IPL06
	6674P
	IPE04
	Trimatron 600W
Lutron	DVELV 300P
	Skylark 300P
	NTELV 300
	NLV 600
Synergy	ISD 600 I 120

**lighting facts**  
A Program of the U.S. DOE

Light Output (Lumens) 1232  
Watts 16.46  
Lumens per Watt (Efficacy) 74.85

Color Accuracy  
Color Rendering Index (CRI) 84

Light Color  
Correlated Color Temperature (CCT) 3000 (Bright White)

2700K 3000K 4500K Daylight 6500K

All results are according to IESNA LM-79-2008. Approved Method for the Electrical and Photometric Testing of Solid State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit [www.lightingfacts.com](http://www.lightingfacts.com) for the Label Reference Guide.

Registration Number: NUL07-700524 (4/22/2015)  
Model Number: FMSATL-16 20840  
Type: Luminaire - Decorative

**lighting facts**  
A Program of the U.S. DOE

Light Output (Lumens) 1200  
Watts 16.41  
Lumens per Watt (Efficacy) 73.13

Color Accuracy  
Color Rendering Index (CRI) 86

Light Color  
Correlated Color Temperature (CCT) 4000 (Bright White)

2700K 3000K 4500K Daylight 6500K

All results are according to IESNA LM-79-2008. Approved Method for the Electrical and Photometric Testing of Solid State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit [www.lightingfacts.com](http://www.lightingfacts.com) for the Label Reference Guide.

Registration Number: NUL07-267041 (4/22/2015)  
Model Number: FMSSATL-16 20840  
Type: Luminaire - Decorative

**lighting facts**  
A Program of the U.S. DOE

Light Output (Lumens) 925  
Watts 16.2  
Lumens per Watt (Efficacy) 57.1

Color Accuracy  
Color Rendering Index (CRI) 83

Light Color  
Correlated Color Temperature (CCT) 3000 (Bright White)

2700K 3000K 4500K Daylight 6500K

All results are according to IESNA LM-79-2008. Approved Method for the Electrical and Photometric Testing of Solid State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit [www.lightingfacts.com](http://www.lightingfacts.com) for the Label Reference Guide.

Registration Number: NUL07-078700 (2/3/2015)  
Model Number: FMSSATL-16 14830  
Type: Luminaire - Decorative

**lighting facts**  
A Program of the U.S. DOE

Light Output (Lumens) 980  
Watts 16.02  
Lumens per Watt (Efficacy) 61.17

Color Accuracy  
Color Rendering Index (CRI) 86

Light Color  
Correlated Color Temperature (CCT) 4000 (Bright White)

2700K 3000K 4500K Daylight 6500K

All results are according to IESNA LM-79-2008. Approved Method for the Electrical and Photometric Testing of Solid State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit [www.lightingfacts.com](http://www.lightingfacts.com) for the Label Reference Guide.

Registration Number: NUL07-504245 (4/22/2015)  
Model Number: FMSSATL-16 14830  
Type: Luminaire - Other

**lighting facts**  
A Program of the U.S. DOE

Light Output (Lumens) 1220  
Watts 23  
Lumens per Watt (Efficacy) 53.04

Color Accuracy  
Color Rendering Index (CRI) 83

Light Color  
Correlated Color Temperature (CCT) 3000 (Bright White)

2700K 3000K 4500K Daylight 6500K

All results are according to IESNA LM-79-2008. Approved Method for the Electrical and Photometric Testing of Solid State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit [www.lightingfacts.com](http://www.lightingfacts.com) for the Label Reference Guide.

Registration Number: NUL07-020400 (2/3/2015)  
Model Number: FMSSATL-16 20840  
Type: Luminaire - Decorative



April 26, 2021

Quote# 9857

Vision / Warner Ranch Village

Ref: Common Area Lighting Improvements.

Tempe, AZ 85248

Phone:

Mark Miller

Email:

Thank you for the opportunity to provide you service. Please find for your review and approval the below quote to: Common Area Lighting Improvements

- DECA SW is pleased to present this proposal to participate in your community's Common Area Lighting Improvement project.
- Restore by cleaning and painting 14 existing pagoda style landscape lights. Relamp with new LED lamps.
- Provide and install one new pagoda style landscape light by the spa area utilizing closest power source.
- Remove and replace 3 existing flood lights with new LED flood light fixtures. Remove and eliminate 1 existing flood light fixture from pool perimeter wall.
- Replace 8 existing wall fixtures at pool ramada
- Provide and install (4) LV LED tree accent lights utilizing existing nearby 12 volt power.
- Replace 4 existing, ceiling mounted lights in the restrooms.
- Replace 1 ceiling mounted fixture in shower.
- Remove 6 existing toggle switches and replace with 6 motion sensor switches.

DECA SW assumes in good faith that the existing electrical system (E.g.: conduit, wire, electrical panels, breakers, mounting surfaces and hardware, etc...) is otherwise usable and that no further work will be necessary to restore the above mentioned to service. If it is latter discovered that additional parts or labor are needed, it will fall outside the scope of this proposal and may be quoted and/or billed separately. Customer will be consulted before any additional costs are incurred.

<b>Material:</b>	\$	<b>5,925.00</b>
<b>Labor:</b>	\$	<b>4,088.13</b>
<b>Total:</b>	\$	<b>10,013.13</b>



1404 W. San Pedro Gilbert, AZ 85233 602.437.2700 F: 480.962.4008





**Note: Freight is unknown at time of quote. If applicable it will be billed separately.**

**Note: Some material may have a 6-8 week lead time.**

**Note: Permit cost if necessary, are not included unless otherwise noted.**

**Disclaimers: Although DECA Southwest will make every reasonable attempt to minimize damage to existing landscaping, a certain amount of disturbance will occur in the normal course of construction. Plants and excess spoils may require removal at customer's expense on certain jobs. DECA Southwest will work with the customer's landscapers to minimize damage and coordinate repair. DECA Southwest is not responsible for the charges associated with repairs. Please turn off irrigation three days prior to work commencing.**

**Certain job sites may encounter a hard dig condition due to caliche and river rock formations. DECA Southwest will notify the customer when encountering a hard dig condition to discuss options before proceeding.**

**Work will not commence until Blue Stake is first called to identify buried utilities. Arizona 811 will be consulted for all primary public utilities. It will be the responsibility of the utility owners to mark and disclose all secondary and private utilities. Scheduling and completing AZ 811 utility location requires 5 business days. AZ 811 repairs any damage to primary utilities at their expense. However, AZ 811 does not identify secondary public utilities that are on the customer's side of the utility meter. The customer is responsible for repairs to any secondary utilities that are damaged. DECA Southwest is not responsible, nor liable for, any inconvenience due to the damage and/or subsequent repairs.**

**The customer is responsible for repairs to surfaces and finishes that may result from the normal course of work performed by DECA Southwest. This would include, but is not limited to paint, drywall, stucco, concrete, asphalt and others.**

**By signing this quote below, you agree to all terms of this quote.**

Upon approval, please sign the area indicated and return to DECA Southwest. Quote valid for 30 days.

*Respectfully,*

Accepted by,

*Pete Quintana*

Service Estimator

[pete.quintana@decasw.com](mailto:pete.quintana@decasw.com)

\_\_\_\_\_  
Printed-Name-Title

\_\_\_\_\_  
Signature Date  
Vision / Warner Ranch Village



1404 W. San Pedro Gilbert, AZ 85233

602.437.2700 F: 480.962.4008



# TAP and Sons Electric, Inc.

PO Box 804  
Gilbert, AZ 85299  
www.tapelectric.com

# Estimate

480-507-2900 Fax # 480-507-8908  
ROC247563 26-2922632

Date	Estimate #
4/21/2021	1815263

Name / Address
Warner Ranch Village c/o Vision Community Management 16625 S Desert Foothills Parkway Phoenix, AZ 85048-9927

Project	Warner Ranch Village
Ship To	Warner Ranch Village S Warner Ranch Dr/W Rhea Rd Tempe AZ 85284

Terms	Rep
65% due to start.	

P.O. No.

Description	Qty	Rate	Total
I/S (14) pathway fixtures in place of old. New wattage: 9watt replacing exist 60-watt	14	325.00	4,550.00
I/S (4) LED flood lights in place of old. New wattage: 15 watt replacing 65 watt x 2 bulbs each	4	365.00	1,460.00
I/S (8) wall mount fixtures in place of old. New wattage 15 watts replacing 60-watt	8	525.00	4,200.00
I/S (4) ceiling mount LED fixtures. New wattage. Quantity 4 only. in place of old in bathrooms. Revise: I/S (1) new LED canopy light. New wattage 20 watt replacing 65 watt	4	325.00	1,300.00
I/s (4) LED ground lights off exist power around pool shining on trees. Customer to verify trees once approved	1	325.00	325.00
I/S (1) additional ground LED light at spa off exist power	4	650.00	2,600.00
I/S (6) in wall occupancy sensors in bathroom.	1	980.00	980.00
Demo and blank off two head flood not needed	6	180.00	1,080.00
**65% due to start and balance NET 15 days from final invoice date**	1	65.00	65.00

Having the authority to authorize the above work in doing so I agree the TAP and Sons Electric Inc retain title to the materials until invoice is paid in full. I hereby acknowledge the satisfactory completion of the described work, unless written arrangements are agreed upon prior to the start of work. A finance charge of 1.5% is added per month to any unpaid balance not paid with in 30 days. A \$35.00 fee will be charged for any returned check unpaid. If payment is not made and account in referred for collections, patron will pay all reasonable collections and legal costs incurred.  
WARRANTY: Parts as per manufacture limited warranty and 2 year on residential and 1 year on commercial on workmanship as stated on invoice based on R.O.C of Arizona. There will be a 3.5% additional amount added to invoice if paying with Credit Card.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

# TAP and Sons Electric, Inc.

PO Box 804  
Gilbert, AZ 85299  
www.tapelectric.com

## Estimate

480-507-2900 Fax # 480-507-8908

ROC247563 26-2922632

Date	Estimate #
4/21/2021	1815263

Name / Address
Warner Ranch Village c/o Vision Community Management 16625 S Desert Foothills Parkway Phoenix, AZ 85048-9927

Project	Warner Ranch Village
Ship To	Warner Ranch Village S Warner Ranch Dr/W Rhea Rd Tempe AZ 85284

Terms	Rep
65% due to start.	

P.O. No.

Description	Qty	Rate	Total
<p>Not included in this proposal are the following:</p> <p>Unknown City or Utility Fees, requests or special permits.            Exclude any unknown issues with any existing electrical circuits or controls for the project.            Exclude any patching or painting.            Exclude any finished landscaping (Rough fill or grading only)            Exclude any irrigation/sprinkler repairs (To be done by others)            Engineering/Design Fee's            Patch or Paint            Dirt Haul Off            Boring</p>			

Please sign and e-mail back with PO# to proceed.

<b>Total</b>	<b>\$16,560.00</b>
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Having the authority to authorize the above work in doing so I agree the TAP and Sons Electric Inc retain title to the materials until invoice is paid in full. I hereby acknowledge the satisfactory completion of the described work, unless written arrangements are agreed upon prior to the start of work. A finance charge of 1.5% is added per month to any unpaid balance not paid with in 30 days. A \$35.00 fee will be charged for any returned check unpaid. If payment is not made and account in referred for collections, patron will pay all reasonable collections and legal costs incurred.  
 WARRANTY: Parts as per manufacture limited warranty and 2 year on residential and 1 year on commercial on workmanship as stated on invoice based on R.O.C of Arizona. There will be a 3.5% additional amount added to invoice if paying with Credit Card.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

## Community Engagement at Warner Ranch Village (WRV)

The WRV board of directors holds a monthly meeting via Zoom to which all residents are invited. One week before each meeting the agenda is published on the website and an invite sent to each owner with a link. City of Tempe Grant Program has been on the agenda each month since January 2021. The board has discussed specifically the enhancement of our community lighting at the pool at every open meeting this year. This is reflected in both the meeting minutes and the community manager's report that are published on the WRV website for all residents to review. WRV residents see this project a positive investment and an enhancement of their community.

Please see the following sampling of meeting agendas, meeting visual and minutes.

# Warner Ranch Village Unit I Association

## Board of Directors Meeting

Tuesday, February 16, 2021

5:30 PM

Zoom 8, Video: <https://us02web.zoom.us/j/84517771999>, Phone: +1 (669) 900-6833, Alt. Phone: +1 (346) 248-7799, Meeting ID: 845 1777 1999, Password: (community zip code)

warnerranchvillage@wearevision.com

## Open Session Agenda

Community members are permitted to address the Board on agenda items after discussion by the Board and before the Board takes formal action on an agenda item, for up to 2 minutes per homeowner/unit per issue, pursuant to A.R.S. § 33-1248(A) / § 33-1804(A).

1. Call to Order / Establishment of Quorum
2. Approval of Previous Meeting Minutes
3. Acceptance of Financials
4. Community Manager Report
5. Unfinished Business
  - a. Guest Parking Issues
  - b. Landscaping Issues
  - c. Tempe Grant Ideas for 2021
6. New Business
7. Review Action Item List
8. Homeowner Comment Period
9. Adjournment
  - a. Next Meeting Date: March 16, 2021



**WARNER RANCH VILLAGE HOMEOWNERS ASSOCIATION**

Open Board Meeting Minutes

Via Zoom Meeting

January 19, 2021

**Directors Present:** Madalynn Terzenbach, Bonnie Dentino, Renie Broderick, Barry Siegart

**Directors Absent:** Carol Whitehurst

**Management Company Representatives:** Mark Miller, CAAM®, Community Manager, Vision Community Management

**Homeowners Present:** See Homeowner Sign-In Sheet

**Call to Order:** The meeting was called to order at 5:30 pm by Renie B. Quorum was met.

**Approval of Minutes:** Bonnie D. made a **motion** to approve the November 16, 2020 Meeting Minutes, Barry S. seconded and opened for discussion. With no further discussion the motion passed 4-0.

**Approval of Financials:** Madalynn T. made a **motion** to approve the November 2020 financials, Barry S. seconded and opened for discussion. Renie B. requested a meeting with the Vision community accountant and manager to go over the transition financials. With no further discussion the motion Passed 4-0.

**Management Report:** Manager reviewed the management report; which is sent to the Board weekly. Board requested to know when property inspections are going to occur and would like to join when possible. Management noted that the COVID pandemic has limited the opportunity to do group inspections.

**Old Business**

**Guest Parking Issues:** Item was tabled to the February Board Meeting, Management to send updated list of resident vehicles to Board.

**New Business**

**Collection Policy & Resolution:** Bonnie D. made a **motion** to approve the Collection Policy and Resolution as presented, Barry S. seconded and opened for discussion. With no further discussion the motion passed 3-1.

**Enforcement Policy:** Madalynn T. made a **motion** to approve the Enforcement Policy as presented, Bonnie D. seconded and opened for discussion. With no further discussion the motion passed 4-0.

**Records Retention Policy:** Bonnie D. made a **motion** to approve the Records Retention Policy, Madalynn T. seconded and opened for discussion. With no further discussion the motion passed 4-0.

**Hot Water Heater Replacement:** Discussion on the hot water heater at the pool house that recently expired and needs replacement. Management is soliciting proposals for replacement.

**Landscaping Issues:** Discussion included the turf issues having wet areas and a lot of invasive clover, tree debris not picked up on a weekly basis when they start dropping, irrigation system issues, and trash removal. Management was directed to solicit bids for the maintenance service.

**Tree Trimming:** Bonnie D. made a **motion** to approve the Tree Doctors trimming proposal totaling \$9,670.00, Barry S. seconded and opened for discussion. Discussion on replanting for the trees that will be removed. With no further discussion the motion passed 4-0.

**Pool Issues:** Discussion included the need for some deck repairs and pool surface repairs in 2021. Management directed to solicit bids for the repairs.

**Tempe Grant Ideas for 2021:** Discussion on filing a grant for upgrading the pool area lighting with Tempe for 2021, deadline for applications is April 27<sup>th</sup>. Management directed to work with electrician for scope of work.



**WARNER RANCH VILLAGE HOMEOWNERS ASSOCIATION**

Open Board Meeting Minutes

Via Zoom Meeting

January 19, 2021

**Homeowner Comments:** Cindy from lot 69 commented on the irrigation sprinkler that needs to be adjusted as it is going over her wall, management to contact landscaper to correct.

**Next Board Meeting** – The next Board meeting will be February 16, 2021 at 5:30PM via Zoom.

**Adjournment:** There being no further business the meeting was adjourned at 6:59 PM

Respectfully Submitted by Mark Miller, Vision Community Management.

DRAFT

# Warner Ranch Village Unit I Association

## Board of Directors Meeting

Tuesday, April 20, 2021

5:30 PM

Zoom 19, Video: <https://us02web.zoom.us/j/94078442773>, Phone: +1 (669) 900-6833, Alt. Phone: +1 (346) 248-7799, Meeting ID: 940 7844 2773, Password: (community zip code)

[warnerranchvillage@wearevision.com](mailto:warnerranchvillage@wearevision.com)

## Open Session Agenda

Community members are permitted to address the Board on agenda items after discussion by the Board and before the Board takes formal action on an agenda item, for up to 2 minutes per homeowner/unit per issue, pursuant to A.R.S. § 33-1248(A) / § 33-1804(A).

1. Call to Order / Establishment of Quorum
2. Approval of Previous Meeting Minutes Page 3
3. Acceptance of Financials Pages 4-9
4. Community Manager Report Pages 10-18
5. Unfinished Business
  - a. Tempe Grant Ideas for 2021 Page 19
  - b. Guest Parking Issues Page 20
6. New Business
  - a. Landscape Maintenance Contract Discussion
  - b. Drywell Cleaning Pages 21-29
  - c. Pool Issues Pages 30-31
  - d. Street Sealcoating Crack Filling Pages 32-42
  - e. Rules and Regulation Update Pages 43-47
  - f. Owner Compliance to Requested Information Discussion
7. Newsletter Discussion
8. Review Action Item List
9. Homeowner Comment Period
10. Adjournment
  - a. Next Meeting Date: May 18, 2021



**WARNER RANCH VILLAGE HOMEOWNERS ASSOCIATION**

Open Board Meeting Minutes

Via Zoom Meeting

March 16, 2021

**Directors Present:** Madalynn Terzenbach, Bonnie Dentino, Renie Broderick, Barry Siegart, and Carol Whitehurst

**Directors Absent:** None

**Management Company Representatives:** Mark Miller, CAAM®, Community Manager, Vision Community Management

**Homeowners Present:** See Homeowner Sign-In Sheet

**Call to Order:** The meeting was called to order at 5:30 pm by Renie B. Quorum was met.

**Approval of Minutes:** Carol W. made a **motion** to approve the January 19, 2021 Meeting Minutes, Barry S. seconded and opened for discussion. With no further discussion the motion passed 5-0.

**Approval of Financials:** Madalynn gave a review of the February 2021 Financial reports, and noted that the Board is working on the CD signature pages for the bank to release records to management. Management to update Board on utility invoices.

Madalynn T. made a **motion** to approve the February 2021 financials, Barry S. seconded and opened for discussion. With no further discussion the motion Passed 5-0.

**Management Report:** Manager reviewed the management report; which is sent to the Board weekly.

**Old Business**

**Tempe Grant Ideas for 2021:** Management working with Ramsay Electric for scope to be sent to the City for Review. Once approved two additional bids will be solicited for the grant submission.

**Guest Parking Issues:** Board will be sending a reminder notice to all owners and residents regarding the community parking rules and increased enforcement.

**Landscaping Issues:** Rip Rap for the entry islands was discussed. The Landscaper submitted a bid for the rock that needed some explanation. Dog station lock repairs to be made by the landscaper re also discussed.

Renie B. made a **motion** to approve the rock proposal for the entry islands not to exceed \$400.00 Bonnie D. seconded and opened for discussion. With no further discussion the motion passed 5-0.

**New Business**

**Tree Trimming:** Board discussed the tree trimming and removal work performed by The Tree Doctors. Awaiting final inspection for payment approval.

**Newsletter:** Renie noted that the Community would have a quarterly newsletter starting in June 2021. Deadline for the final draft is May 5<sup>th</sup>.

**Homeowner Comments:** Gloria from lot 47 requested information on updating vehicle information with the Association and Management. Shelby from lot 18 had questions on the community lighting responsibilities and dead plant material removals.

**Next Board Meeting** – The next Board meeting will be April 20, 2021 at 5:30PM via Zoom.

**Adjournment:** There being no further business the meeting was adjourned at 6:27 PM



Map data ©2021, Map data ©2021 20 ft

## Pool are lighting for Warner Ranch Village

Ground Lights - 14

Flood Style Lights - 4

Wall Fixtures - 8

Bathroom Ceiling Fixtures - 6

Shower Fixture - 1