

Dear Seasons HOA Homeowners,

The Seasons HOA at Tiara Rado enjoys a coveted location bordering the Colorado National Monument. Since our establishment in 1990, covenant and policy updates supported our progress and preserved the architectural character of our community. A most distinctive feature of our neighborhood is the attraction of the “night sky” and minimal street lighting. Because advances in lighting – style, technology, advent of LED – dramatically increased brightness levels of fixtures, the Board has been asked to review how we manage outdoor lighting and educate our homeowners.

What Our Covenants Say About Lighting

Two sections of the Master Association Declaration of Covenants, Conditions, Restrictions, and Easements address lighting:

- Section 2.04: Exterior Lights Our proximity to the Monument requires us to minimize light pollution. An agreement with the City of Grand Junction allowed a covenant requiring two entrance lights to remain on from dusk to dawn, with one highlighting house numbers for emergency access. This agreement eliminated the need for street lamps, preserving views of the Monument by starlight.
- Section 2.12: No Annoying Light, Sounds or Odors *“No light shall be emitted from any Lot or Building which is unreasonably bright or causes unreasonable glare.”*

What Local Guidelines Say About Lighting

Our covenants set the foundation, but a broader plan adopted in 2002 by the City of Grand Junction and Mesa County for Redlands neighborhoods also guides our community. It states:

“The enjoyment of the night sky is also a high priority for residents of the Redlands. Specific standards should be developed to address light pollution concerns. The varying topography and proximity to the Colorado National Monument makes it that much more important that the amount of lighting in certain areas of the Redlands be kept to a minimum.”

The joint commission’s plan includes goals, policies, and steps for outdoor lighting:

Goal: Preserve and enhance the darkness of the night sky.

Policy: Encourage homeowners to minimize outdoor lighting.

Implementation:

- Use fixtures that reduce upward glow.
- Strengthen city and county codes to limit light spillage.
- Share information with homeowners on safe, responsible lighting practices.

What This Means for Seasons HOA Homeowners

Small changes help preserve the beauty of the night sky for everyone. The Board does not ask anyone to immediately replace all fixtures or bulbs. But when you make updates, please consider the following five principles of responsible outdoor lighting use:

1. Light as needed.
2. Light where needed.
3. Light as bright as needed.
4. Light when needed.
5. Light with warm colors.

To better help homeowners understand their roles in protecting our night sky, we offer expanded concepts of the prior five core responsibilities:

- **Useful:** Consider why you are lighting. All light should serve a clear purpose. Consider its impact on neighbors, wildlife, and the landscape.
- **Targeted:** Consider where you are lighting. Shield and aim light downward to avoid spillover.
- **Low Level:** Consider what you are lighting. Reflective surfaces increase brightness, so adjust accordingly. Select the lowest level required. Utilize dimmers.
- **Controlled:** Consider when you are lighting. Use timers or motion sensors to reduce unnecessary lighting.
- **Warm Colors:** Consider how you are lighting. Reduce blue-violet light. New amber-colored LEDs are excellent alternatives.

Your Voice Matters

The Board wants to hear from homeowners as we consider policy updates. Our goal is to align with city and county standards and protect what makes our community exceptional: a clear, star-filled night sky. Together, we can ensure that Seasons HOA at Tiara Rado remains a place where both residents and visitors enjoy the rare beauty of natural darkness.

Warmly,

The Seasons HOA Board