

**REPORT ON OUR 28 LAMPPOSTS
PUBLISHED AUGUST 1, 2014
UPDATED SEPT. 4, 2014**

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References: Declarations 5.01.4: Utility Services. The Association shall maintain all utility services not owned by any governmental authority or utility company, except for utility services located within any lot, which serve only the lot or the unit on the lot.

Preamble: Wondering whether it was worth the costs of continuing to paint them green, and / or whether we might save costs or reduce corrosion by using different materials, on Aug. 1, 2014 BOD member Andrew Weeks contacted the lamppost vendor Mel Northey.

Their tech support representative advised strongly against painting the posts at all! He informed me that they are not painted; the semi-gloss finish has been, since at least 15 years, not a paint but an EPA-approved powder coating and is not meant to be covered. When I also told the technician that many of our older posts seemed very corroded beneath the paint, he told me that the paint we had been using was probably reacting chemically and physically with the post material and contributing to the corrosion.

Recommendations:

Painting: that we cease painting (including the 2 most recent installs).

If we wish to continue, Mel Northey advises that we must:

- a. heavy scuff the entire surface;
- b. spray apply an automotive finish grade primer;
- c. spray apply an automotive finish paint.

New Installations: the posts must be installed at least 1/4 inch above, and not touching the concrete pad in order to avoid 'wicking' moisture into the post.

Immediate Remedies:

It is not feasible to remove old paint, nor to attempt to raise the existing posts above the concrete pads. What does need doing; the removal of all sod and debris covering some of the concrete pads so that the growth itself does not promote 'wicking' into the posts.

On Sept. 4, 2014: BOD member Andrew Weeks inspected all 28 lamppost bases and found:

- a. 3 streetside and 2 at the pool had no discernable pedestal bases at all; as long as these posts remain upright, no further action should be taken now.
- b. several locations were identified as requiring minor sod and debris removal: done.
- c. at 502, 1010 and 2208, there was sufficient debris and sod to require Maintenance to clear; a service request was submitted Sept. 4, 2014.

Note. Our posts are model Belle Chase 9003, which does not show in their catalog, but remains available. There is also a 5 lamp model - 9005.