

January 10, 2006

To: All Homeowners at Monte Vista Homeowners Association

On December 7, 2005 a volunteer homeowner inspected all of the outside lights on the individual homes that are controlled by photoelectric sensors — these are sensors that make the light come on automatically after dark. It's fairly common for the sensor to fail after a few years. The automatic lights on several homes are not working and need to be replaced. If your light is not working, please replace it as soon as possible. If your light is working, please keep this letter for future reference.

The light of concern is the one outside light that is not controlled by a switch within your home. The position of the light is normally at the far side of the garage door and often, though not always, lights up a house number.

Please make sure that your light is working properly and if it is not please make the necessary steps to make sure that it is working properly. The following three steps may be used as a guide for addressing the issue.

Step 1: Check the bulb after dark by trying a new bulb.

Step 2: If a new bulb does not fix the problem the photocell switch controlling the light is probably bad. The photocell switch is usually located high (about 8 feet from the ground) on the wall around the corner from the light it controls. The photocell switch is replaceable. Replacements are available at Ace Hardware (Dusk to Dawn Photocell Switch, Ace SN 36598, \$8.49 + tax) and other home improvement stores.

Replacement of the photocell requires turning off the power at the breaker box, using a ladder to access the switch, removing the cover plate, detaching the old switch (by disconnecting the wires), replacing it with a new switch, replacing the cover and turning the power back on. Changing the switch is normally done during the day, so to check if the replacement works cover the sensor with a piece of black tape and wait for about two minutes to see if the new switch works (there is a time delay before the light comes on).

Step 3: If you do not feel comfortable in replacing the switch yourself, please hire a contractor to do the work for you. You may also contact your neighbor Bill Sievers at 232-3142; he has volunteered to help out any fellow homeowners.

Thank you for helping to keep Monte Vista safe. Keeping the community well lit enhances the safety of the neighborhood and helps visitors (for example, pizza delivery, fire department) find addresses since in most cases the lights are above the house numbers.

If you have any questions regarding this letter or any concerns regarding the Association, please feel free to contact the Management Company.

Sincerely,

The Monte Vista Board of Directors