

# King's Deer Advisory Lighting Survey Responses

201 Validated Respondents – February 2026

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## Background

- The survey on **Permanent Roofline Lighting** was conducted in Google Forms from Feb 11 – 23, 2026.
- 201 Respondents were validated as authorized property owners (1 vote per property address) from a total of 203 submissions.
  - 2 of the 203 were duplicate entries. The latest timestamped entry was retained.
- Write-in comments (118 unique) are summarized for the community and also provided verbatim (for the Board only), grouped by themes.

## Executive Summary

### Overall Sentiment

The community is **deeply divided** but not hostile. Most residents fall into one of two camps:

- **Preserve dark skies and limit brightness**
- **Allow permanent lighting with reasonable boundaries**

### Key Takeaways

- **Dark sky protection** is the single most common theme mentioned (33 mentions).
- **Permanent lighting is not broadly opposed**, but **year-round colored or dancing lights are**.
- **Light trespass** (lights shining into windows) is a real and repeated issue.
- **Enforcement** is a major frustration — many feel current rules are ignored.
- **Holiday lighting** is widely supported, but residents want **clear timeframes**.
- Many believe **lot sizes reduce impact**, while others say **light travels farther than people think**.
- **Updating the Design Standards** were mentioned in several (7) comments.

### Community Mood

- **Pragmatic**, not extreme.
- Most want **balance**, not bans.
- Many emphasize **neighbor-to-neighbor resolution** before HOA involvement.

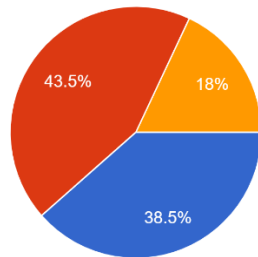
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## Detailed Results

2. Please select ONE of the following options that most closely represents your point of view on our current exterior lighting guidelines in the Design S... (See cover email for the Design Standard verbiage.)

200 responses

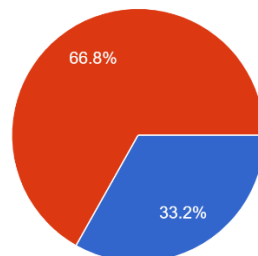


- They adequately address exterior lighting, to include Permanent Roofline Lighting
- They are NOT adequate for the various types of lighting now available, and a policy needs to be created specifically for Permanent Roofline Lighting
- I don't have a point of view on our exterior lighting guidelines

**Note:** With a margin of error of +/- 5.45% at the 95% confidence level, the respondents point of views regarding adequacy of the current Exterior Lighting Guidelines are virtually the same.

3. Do you feel "light trespass" (where a neighbor's outdoor light shines into your windows or onto your property) is a problem due to Permanent Roofline Lighting?

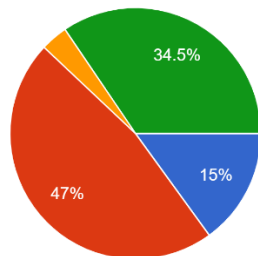
196 responses



- Yes
- No

4. Please mark all types of Permanent Roofline Lighting you feel are a nuisance, if any.

200 responses



- Steady/constant lights
- Dancing/motion lights
- All the above
- None (Not Applicable)

**Note:** The "All of the Above" choice was not on the original distribution, but added on Feb 16 after 183 responses had already been received. One could assume that if "Steady/constant" lights are deemed a nuisance, so would "Dancing/Motion Lights— for a combined 65.5%.

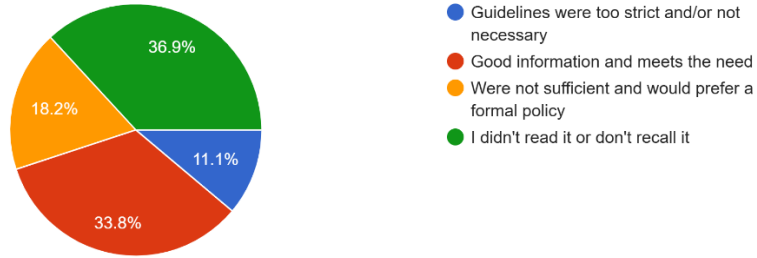
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5. In November 2025, the Board emailed guidelines titled "Good Neighbor Lighting Etiquette" to address holiday and Permanent Roofline Lighting du...g best describes your reaction to the guidelines?

198 responses



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## **Summary of Dominant Comment Themes**

**From 118 Verbatim Comments**

<b>Category</b>	<b>Frequency</b>	<b>Description</b>
<b>1. Dark Sky / Light Pollution Concerns</b>	33	Desire to preserve night sky, reduce glare, limit brightness.
<b>2. Support for Permanent Roofline Lighting</b>	22	Supportive of permanent lighting, sometimes with conditions (e.g. holiday-only colors, curfews).
<b>3. Opposition to Permanent Roofline Lighting</b>	18	Dislike of permanent lighting, concerns about aesthetics, desire for restrictions.
<b>4. Holiday Lighting Timeframes</b>	20	Opinions on when lights should be allowed, turned off nightly, or removed seasonally.
<b>5. Light Trespass / Neighbor Impact</b>	12	Specific complaints about specific nuisance situations e.g. lights shining into homes, too bright, mis-aimed.
<b>6. Enforcement Issues</b>	10	Current rules not enforced or ignored; frustration with inconsistency.
<b>7. Policy Feedback / Survey Issues / Need for Review</b>	21	Comments about survey flaws, need for clearer definitions, outdated standards, or desire to revise entire lighting policy.
<b>8. Security Lighting Needs</b>	7	Emphasis on safety, motion lights, security concerns.
<b>9. Aesthetic Preferences</b>	11	Comments about visual appeal, taste, style, color, "classy vs tacky."
<b>10. General Support / No Issues</b>	10	Neutral or positive comments with no concerns.
<b>11. Miscellaneous / Off-Topic</b>	2	Comments unrelated to lighting.

*(Counts approximate due to overlapping themes in some comments)*

## Representative Comments Grouped by Theme (For Community Distribution)

### 1. Dark Sky / Light Pollution Concerns

- “We definitely want to protect the darkness...”
- “Need to protect from light pollution & year-round lights.”
- “Light pollution increase is very evident...”
- “Prefer minimal lighting... preserve natural and serene ambiance...”
- “Roofline lighting draws attention to man-made structures...”
- “Let’s return our neighborhood... too many carnival-like lights... impossible to enjoy the stars.”
- “I’d rather look up at the stars than see my neighbor’s roofline lighting.”
- “Encourage dark sky environment...”
- “Living in Kings Deer, I enjoy the lack of light pollution...”
- “One of the reasons people live in Kings Deer is to avoid city lights.”
- “Kings Deer is now lit up like a shopping center parking lot...”
- “LED white lights are the most annoying.”
- “Unshielded daylight (high temp) white lighting.”
- “Not opposed... as long as they do NOT exceed lumens... otherwise we’ll lose what little night sky we have.”

### 2. Support for Permanent Roofline Lighting (with or without limits)

- “Clear permanent lights are fine.”
- “Let the lights stay!”
- “Permanent lighting is perfectly fine, especially for holidays.”
- “Support permanent roofline lighting like Jellyfish... limit motion/colors.”
- “I am fine with permanent LED roof lighting.”
- “I do not think we should ban roofline lighting.”
- “I like roofline lighting — I want to do my property.”
- “I support roofline lighting, static and animated.”
- “Our neighbor has permanent roofline lighting and it has not bothered us.”
- “Permanent lighting can be beautiful...”
- “Lights under eaves... fine all year.”
- “We have roofline lighting... minimal accent lighting... turns off at 10 PM.”
- “Some permanent lighting also acts as security lighting... shouldn’t be considered a nuisance.”

### 3. Opposition to Permanent Roofline Lighting / Desire for Restrictions

- “Colored are tacky.”
- “Used car dealer light show...”
- “Non-holiday should be just white.”
- “I do not prefer permanent lighting...”
- “Not necessary all year round. Very annoying!”
- “Year-round Christmas lights... should not be permitted.”
- “Permanent roof lighting are NOT Christmas lights. They are year round.”
- “Looks like the Las Vegas strip.”
- “Oppose permanent roofline lighting except for holidays.”
- “Too many carnival-like lights.”

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- “I wouldn’t want moving/dancing lights except for Christmas.”

## 4. Holiday Lighting Timeframes

- “All holiday decorations should be taken down by 2/1.”
- “Set removal date for non-permanent Christmas lights.”
- “Holiday lighting ok but non-holiday should be white.”
- “Dancing lights only permitted within 2 days of federal holiday.”
- “11:00 PM cutoff for exterior lights.”
- “Timeframe for holiday lighting is reasonable.”
- “Clarify what holidays can be celebrated... only Christmas.”
- “Lights up 2–3 weeks after Christmas seems too long.”
- “Don’t put out Christmas lights until after Thanksgiving.”
- “Maybe lights out at 2200 or 2230.”
- “X days before/after holidays... exception for December.”

## 5. Light Trespass / Neighbor Impact

- “Street lamp shines directly into my bedrooms...”
- “Neighbor’s flood lighting shines into my bedroom...”
- “Bright lights reflect into our home like a laser...”
- “Light glaring into windows should be addressed.”
- “Many houses have lights on 24/7 shining into other properties.”
- “Floodlight shined directly into my bedroom...”
- “Coach lights extremely bright... invasive.”

## 6. Enforcement Issues

- “Policy is not followed...”
- “Why have standards when they aren’t followed?”
- “Current policy ignored for 15–20 years.”
- “Board should enforce current policy.”
- “If new policy is created, it must be enforced.”

## 7. Policy Feedback / Survey Issues / Need for Review

- “Original design standards outdated...”
- “Need to address all property owners...”
- “Design Standards developed in 2006... need review.”
- “Need to separate roofline lighting from other lighting.”
- “Watts vs lumens issue.”
- “Policy should be basic guidelines, not overreach.”
- “Should create a committee to examine standards.”
- “This form is awkward...”
- “Survey is bogus and biased...”
- “Question 4 does not allow mark all.”
- “Need clarification on holidays.”
- “Include lamp posts in policy.”

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## 8. Security Lighting Needs

- “Security reasons...”
- “Motion detect lighting... car theft rising...”
- “Security lighting on most sides of my home...”
- “Porch/patio lights are also a nuisance but needed for security.”
- “We need security lighting.”

## 9. Aesthetic Preferences

- “Colored are tacky.”
- “Looks like a restaurant.”
- “Subtle and refined accent lighting is okay... overt bright lighting is not.”
- “Low-level warm lighting is fine.”
- “Traditional holiday lighting contributes to joy...”
- “Tasteful lighting improves curb appeal.”

## 10. General Support / No Issues / Neutral

- “We enjoy Christmas lights...”
- “Keep up the good work...”
- “No strong opinion.”
- “We haven’t experienced a problem.”
- “Most houses spaced far apart so shouldn’t be a big issue.”
- “Not lived here long enough to have strong opinion.”
- “Thank you for keeping our community beautiful.”

## 11. Miscellaneous / Off-topic

- “Dump the playground...”
- “You have way too much time on your hands...”