



# Condominium Association Success Story

78 Units



Millstone at Clear Creek Square Condominiums in Golden, CO was looking for solutions to lower their operating cost and increase their reserves. New Edison lights conducted a lighting audit and proposed LED replacements throughout the common areas of the property.

The property's existing lighting was outdated, consisting of fluorescent lamps, inefficient incandescent lights and harsh CFL Lamps. The exterior lighting utilized energy-wasting, metal halide fixtures.

### Benefits

- Reduce operating cost
- Increase Association reserves
- Remove Lighting Maintenance cost
- Improve the light quality



**William Rankin**

President of Millstone  
Condominium Association  
Golden, Colorado

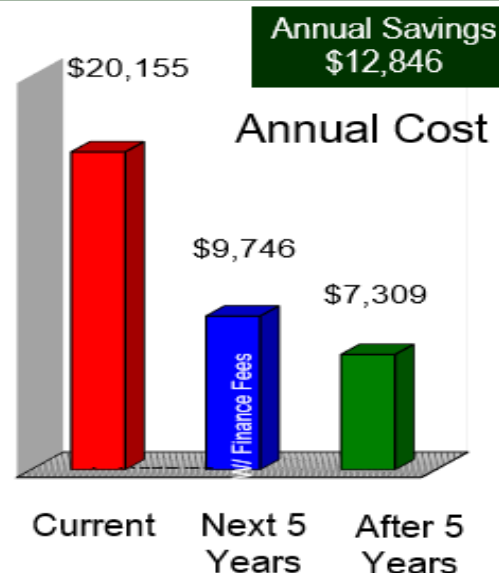
## What We Found

**Our board** wanted to explore whether the cost of replacing our existing lighting made sense. We contacted several companies to provide bids. The first was a large, national company which specialized in lighting services for associations.

We were disappointed that the cost was still extremely high and the payback was longer than we anticipated. The cost was \$50,237, with a \$2,358 utility rebate, resulting in a payback of 5.23 years

We called New Edison Lights. They provided a complete analysis and proposal which was \$13,931, with a \$3,551 utility rebate, resulting in a payback period of only 9.7 months.

New Edison was recommended to us and came with excellent references or we may have thought this was too good to be true. After working with New Edison Lights, I would be happy to recommend them to others. They truly have created a direct model which offers customers far more for a lot less money!



### Quick Facts

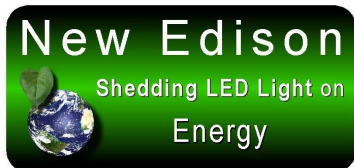
Projected Annual Savings \$12,846

Projected 5 Year Savings \$64,228

Projected Payback **9.7 Months**

Annual Kwh Reduction 58,889 Kwh

Annual lbs. of CO2 Reduction 91,279 lbs.



# Condominium Association Success Story



Dakota Lofts Condominiums in Denver, CO was looking for solutions to lower their operating cost and increase their reserves. New Edison Lights conducted a lighting audit and proposed LED replacements throughout the common areas of the property.

The property has a large amount of underground parking and indoor corridor lighting that is consuming large amounts of electricity because these lights are operating 24 hours a day, 7 days a week.

## Benefits

- Reduce operating cost
- Increase Association reserves
- Remove Lighting Maintenance cost
- Improve the light quality

## What We Found

**The board** wanted to explore whether the cost of replacing the existing lighting made sense. New Edison Lights provided a complete analysis and proposal which was \$34,916, with a \$12,938 utility rebate, resulting in a payback period of only 12.1 months.

New Edison was able to increase the light levels and quality of lighting in the parking garages, and interior corridors while saving over \$1,000 a month on electricity alone.

## Quick Facts

Projected Annual Savings \$23,744

Projected 5 Year Savings \$118,872

Projected Payback **12.1 Months**

Annual Kwh Reduction 169,835Kwh

Annual lbs. of CO2 Reduction 263,244 lbs



**Let New Edison Lights show you how to reduce your operational cost and add your savings to your association's reserves today!**

[info@newedisonlights.com](mailto:info@newedisonlights.com)  
[www.newedisonlights.com](http://www.newedisonlights.com)  
 303-776-9371