

KINGSWOOD ESTATES OWNERS ASSOCIATION
Box 10074
Prescott, AZ 86304

PRESIDENTS CIRCLE

Record of 8 January 2009 Meeting

SOLAR ENERGY

1. Arizona Revised Statute 33-1816, Planned Community Act, applies to HOAs that own property. It does not affect condominiums.
2. ARS 33-1816 prohibits HOAs from blocking solar installations. It is possible for the Architecture Committee to negotiate screens of shrubbery or other materials, but the HOA has no veto power over the installation, and any negotiated solution must not increase the cost of installation not considered reasonable.
3. ARS 33-439 deals with condos and is not very specific about solar installations.
4. If an HOA loses a lawsuit about a solar installation, the court, by law, is required to assess the HOA for all attorney and court costs.
5. Mike Johnson, APS expert on solar energy, presented a power point presentation on solar energy installations and their relationship to HOAs.
6. General information:
 - a. The sun is made of hydrogen and is gradually converting to helium.
 - b. The need for energy independence is driving the interest in solar, wind, and other renewable sources of energy.
 - c. There are numerous solar installations in Prescott; e.g., Embry-Riddle, Yavapai College, Sharlot Hall Museum, and the commercial landfill on AZ 169.
 - d. Arizona is best situated of all states in the U.S. for use of solar energy.
 - e. Of all nations, Germany is the leader in adoption of solar energy installations.
 - f. APS is planning to build a giant power plant near Gila Bend. It will use parabolic mirrors to heat water into steam to run turbines to generate electricity. The heat generated will be as hot as molten lava. A Spanish company is to construct the facility, which will supply the energy needs of 70,000 homes.
7. Photovoltaic units convert light to energy; thermal units heat water for multiple uses.
8. APS has a sliding scale of electricity rates, designed to even the usage of energy throughout the entire day; e.g., off-peak rates are cheaper than peak rates. The company also offers credits for photovoltaic installations, and credits for various energy-saving installations such as solar heating of water, instant hot water heaters, photovoltaic units, etc., and state and federal credits are also available.
9. Some installations can be lease options; the installer company owns the unit and leases its use.
10. Installations may be Grid Tied, or Off Grid. If the installation is Grid Tied, electricity generated in excess of the user's needs is sent to APS and the homeowner gets credit for his excess, that is deducted from his bill.

11. If a homeowner wants duct tests and repairs to improve his homes energy use, APS will help pay for it. Also, conversion from regular light bulbs to fluorescent.
12. APS has experienced no damage to its solar installations by hail or wind, and had no problem with reflections from the surfaces to other properties.

Respectfully Submitted,

Jim Turner