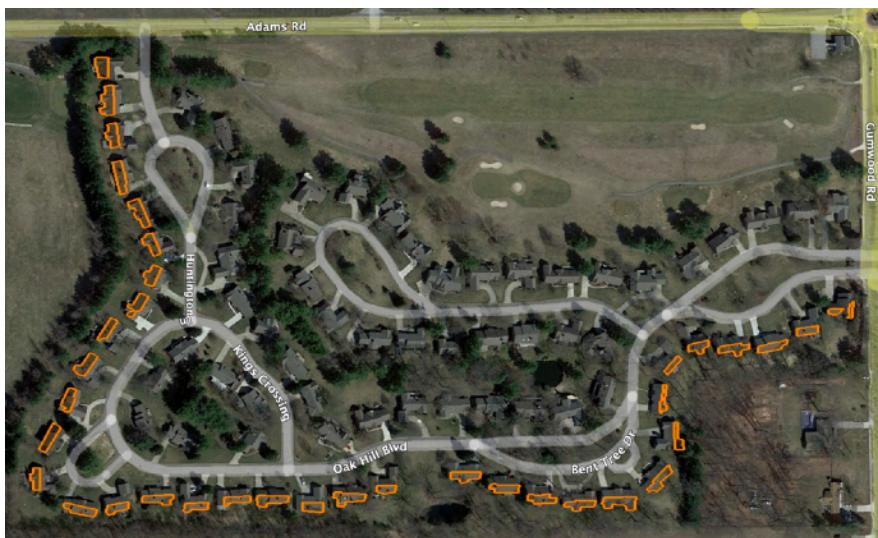
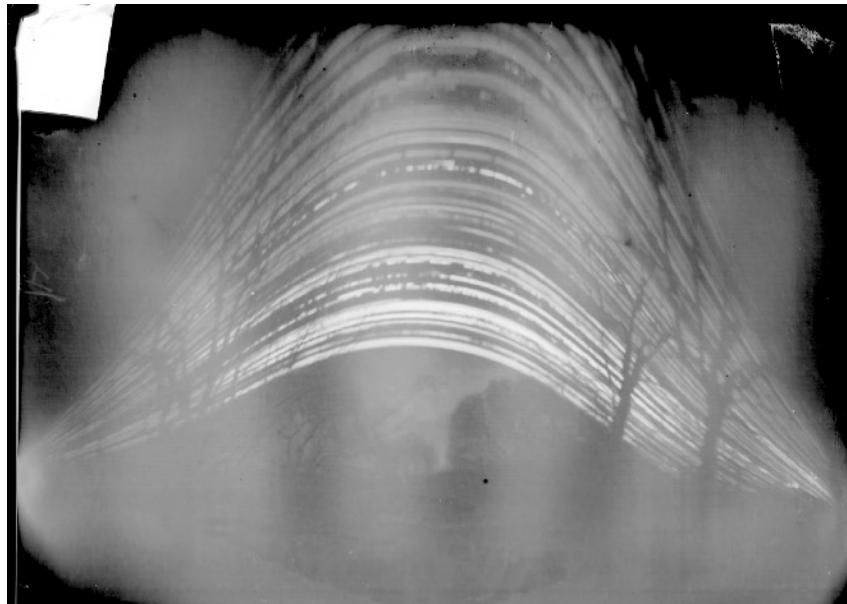




HOA Solution— Energy Independence Out of Sight

November 2021

Solar Panel Committee Report
to the KPVA Board



kpvillas.org

Solar Panel Committee Report to the KPVA Board

At the 2021 KPVA Annual Meeting, the Board called for volunteers to compile information on solar panels and issues related to solar panels, and to report back to the Board. The contents of this report have been contributed by the five-person committee and homeowners alike, with excerpts from the KPVA Annual Meeting, Board meetings, homeowner comments, emails, phone calls, and curbside chats.

For transparency and access, the material compiled for this report is at www.kpvillas.org. Under the drop-down **Solar** menu are six items for homeowners:

Solar Report

An introduction to solar energy systems and common issues like appearance, home values, and alternative materials.

Comments & Replies

Compilation of homeowner comments followed by replies written by the Chair, which do not purport to be the opinion of all committee members.

Model HOA Rules

Guidelines for language and restrictions for a solar panel Rule, from model solar ordinances and other HOAs.

Home Values

Reports showing the impact of solar panels on home values.

Solar Blog Posts

Blog posts about the solar panel Rule predating the committee.

Solution

A proposed Rule allowing a homeowner to install solar panels, with restrictions, where the array's surface is not visible from the street as established on an eligibility map.

The Solar Panel Committee suggests no Rule should put a blanket prohibition on solar panels. It recommends the Board consider replacing the existing *Official Rule-Solar Panels* with a new model based on a map of eligibility, which restricts solar panels to roof surfaces that are not appreciably visible from the street or back windows.

The compromise establishes which houses are eligible to install solar panels, as opposed to that number being zero. With the roof surfaces pre-approved by virtue of the map, future volunteer Board members do not have to judge suitability of the site. Each lot is essentially pre-approved or not; other restrictions may apply. Homeowners and buyers will be able to make long range plans for energy independence knowing their eligibility in advance. A change of the map requires a Rule change per Bylaws.

Thanks to all who supported this process.