SOLAR PANELS

No solar panel or similar device shall be constructed, placed, or attached on the roof or other outside portion of the dwelling house nor maintained on any other portion of any lot.

Approved: 3-4-2008
1. Address Board’s March 23 email

2. State my position

3. Request action for Annual Meeting
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Our Board met today and decided that the rules change you have requested will not be made at this time. Our primary concern is the over-all appearance of our addition. While your proposed changes would not be visible, most of our Dwelling Units would have a visible solar panel if we adopted this change. We understand that there are solar shingles on the market now, but have no information about their appearance.

If you look at our plot map, you will see that many of our Dwelling Units would be very visible to the street and neighbors if they changed their roof. Our HOA has prided itself on how well the area has continued to look after 30 years. When you purchased in our HOA, you accepted the Covenants, By-Laws and rules that were given to you. Over the years, serious thought has been put into how to maintain our excellent street appeal.

I know you will be disappointed by this decision, but perhaps you can get us more information about the shingles solar panels to help us make future decisions.
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The Board of Directors shall have such powers as are reasonable and necessary to accomplish the performance of their duties. These powers include, but are not limited to, the power:
...(f) to adopt, revise, amend and alter from time to time reasonable rules and regulations with respect to use, occupancy, operation and enjoyment of the Property, which rules shall be adopted at regular or special meetings of the Board with notice posted in advance to advise Members that such matters are under consideration;
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Dow stopped selling solar shingles in 2016, though it may revive “Powerhouse” production in partnership with RGS Energy.

CertainTeed offers solar shingles, but they are not available in our area.
Tesla’s own installers have been responsible so far for the few homes that do have the shingles. (Incidentally, all those homes are in California.) Tesla solar shingles are not net available to roofing contractors.

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9. Right of Board of Directors to Adopt Rules and Regulations

The Board of Directors may promulgate such additional rules and regulations regarding the operation of the Property…as it may be necessary from time to time. Such rules as are adopted may be amended and supplemented by the vote of a majority of the Board of Directors which shall cause copies of such rules to be delivered and mailed promptly to all Owners.

Code of Bylaws

Article III, Section 3.06

The Board of Directors shall have such powers as are reasonable and necessary to accomplish the performance of their duties. These powers include, but are not limited to, the power:

...(f) to adopt, revise, amend and alter from time to time reasonable rules and regulations with respect to use, occupancy, operation and enjoyment of the Property, which rules shall be adopted at regular or special meetings of the Board with notice posted in advance to advise Members that such matters are under consideration;
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Several factors justify eliminating the Solar Panel rule:

• Even with the elimination of the rule, the Declaration still requires that any change to the exterior of the building must first be approved by the Architectural Control Committee.

• Solar panels increase the value of Homesites, to the benefit of all KPVA Members. The presence of a solar array is an attraction for homebuyers, as solar panels yield substantial electric bill savings.

• To forego the possibility of solar panels is to deny Homeowners the ability to lessen air pollution and emissions caused by extant electrical generation.

• If we are to confront our contribution to climate change, we need to lessen our carbon footprint significantly and imminently. Solar energy is a viable and necessary part of the renewable energy mix and addresses the needs of our nation.

• Distributed solar energy allows Homeowners to choose energy independence.

• The inability to consider solar energy undermines a Homeowner’s ability to make a financial investment.
• Architectural Control Committee
• Home Values
Climate & Air Pollution
1. Address Board’s March 23 email

2. State my position

3. Request action for Annual Meeting
• I request the Board announce a proposal, such as...

  In accordance with KPVA Code of Bylaws, Article III, Section 3.06 (f), the Board of Directors proposes to eliminate the Rule entitled Solar Panels. Notice is hereby posted in advance to advise Members that such matters are under consideration.

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•
• I request the Board announce a proposal, such as…

  *In accordance with KPVA Code of Bylaws, Article III, Section 3.06 (f), the Board of Directors proposes to eliminate the Rule entitled Solar Panels. Notice is hereby posted in advance to advise Members that such matters are under consideration.*

• I request to address objections to or questions about the proposal.
• I request the Board announce a proposal, such as...

In accordance with KPVA Code of Bylaws, Article III, Section 3.06 (f), the Board of Directors proposes to eliminate the Rule entitled Solar Panels. Notice is hereby posted in advance to advise Members that such matters are under consideration.

• I request the opportunity to address the Board regarding objections to or questions about the proposal.

• I request a vote of the Board to eliminate the Rule prohibiting solar panels.