

Re: Solar Panels Policy Draft

From: Tom Ronksley (tironksley@yahoo.com)

To: boatnbooks@yahoo.com; myckolinda@gmail.com; fenn1978@aol.com; lakeannamam@gmail.com

Date: Monday, September 26, 2022 at 04:07 PM EDT

Yes

Sent from Yahoo Mail on Android

On Mon, Sep 26, 2022 at 12:43 PM, TERESA JESCOVITCH
<boatnbooks@yahoo.com> wrote:

Board members, please vote yes, no or abstaining on the policy below. thank you.

Policy and Guidelines

Based on the Code of Virginia Section 55.1-1820.1, Installation of Solar Energy Collection Devices, the SWS II POA has established the following policy elements regarding the installation of residential solar power systems:

- 1) Preferred location of solar panels is a side- or rear-facing, roof-mounted array. Roof solar panels should be as flat to the roof as possible (i.e. flush mounted parallel to roof surface).
- 2) Piping and electrical connections will be located directly under and/or within the perimeter of the panels, when possible, and placed as inconspicuously as possible when viewed from all angles. Color of connections should match color of panels/roof to maximum extent possible.
- 3) The highest point of a solar panel array will be lower than the ridge of the roof where it is attached. Note: new Spotsylvania building codes require a 3' clearance from roof ridge and sides of roof.
- 4) Changes to adjacent property should not impede an existing or soon-to-be-installed solar system or interfere with any existing solar energy easement.
- 5) Due to the nature of the lake for views and recreation, ground mounted solar arrays are highly discouraged, especially on lake front lots. Roof

Re: Solar Panels Policy Draft

From: MICHAEL FENNESSY (fenn1978@aol.com)

To: boatnbooks@yahoo.com

Cc: myckolinda@gmail.com; tironksley@yahoo.com; lakeannamam@gmail.com

Date: Monday, September 26, 2022 at 03:52 PM EDT

Yay

Mike

703-635-8007

Sent from my iPhone

On Sep 26, 2022, at 12:43, TERESA JESCOVITCH <boatnbooks@yahoo.com> wrote:

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Re: Solar Panels Policy Draft

From: Linda Mycko (myckolinda@gmail.com)
To: fenn1978@aol.com
Cc: lakeannamam@gmail.com; boatnbooks@yahoo.com; tironksley@yahoo.com
Date: Tuesday, September 27, 2022 at 02:44 PM EDT

Glad things went well, MaryAnn.

Vote--

I vote NO.

I said before, I think we are being picky. Besides, we can't keep going back on things that have been allowed in the past. We already have 2 homes with solar panels and now because there is more interest we're going to define how and where new panels can be installed. Also solar panels are to face south, many of the homes, including mine, face south and if they want to put up solar panels, they shouldn't have to ask for a variance.

The section about not exceeding the metering--Isn't this what the county does when a person submits for a permit? How do we know the metering of each of the houses?

We can't enforce the rental properties. The comment was made that people can do what they want with their house. Doesn't that still go for solar panels? How do you plan to enforce this?

Linda

On Mon, Sep 26, 2022 at 7:32 PM MICHAEL FENNESSY <fenn1978@aol.com> wrote:

So glad everything went well Mary Ann!

Mike

703-635-8007

Sent from my iPhone

On Sep 26, 2022, at 17:20, lakeannamam <lakeannamam@gmail.com> wrote:

I vote yes.

My mind is clear and surgery went well.

Mary Ann

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: TERESA JESCOVITCH <boatnbooks@yahoo.com>

Date: 9/26/22 12:43 PM (GMT-05:00)

To: Linda Mycko <myckolinda@gmail.com>, Michael Fennessy <fenn1978@aol.com>, Tom Ronksley <tironksley@yahoo.com>, Maryann Ptaszniak <lakeannamam@gmail.com>

Subject: Solar Panels Policy Draft

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- 4) Changes to adjacent property should not impede an existing or soon-to-be-installed solar system or interfere with any existing solar energy easement.
- 5) Due to the nature of the lake for views and recreation, ground mounted solar arrays are highly discouraged, especially on lake front lots. Roof mounted arrays on the front (street facing) of houses is by far the preferred alternative over ground mounted systems. Ground mounted systems may be allowed to the extent that: 1) there is sufficient space that they are minimally visible from the street (such as backs of Lots 27-38), as well as minimally visible to neighbors and their views of the lake; 2) property and building are such that a ground mounted system is the only viable alternative for collection of energy; 3) the array does not impose a safety hazard to neighbors and children; 4) the array does not form a visual barricade for neighbor's views of the lake; and 5) documentation compliant with Section 55.1-1820.1 has been provided that says this is the only feasible location for a solar array.
- 6) Size of solar system should not exceed current net metering code limitations.
- 7) Design and placement must meet current Virginia and Spotsylvania County building code requirements. Homeowners must provide a copy of approved county permits once available.

A variance to certain sections of these guidelines may be granted if compliance with these guidelines would significantly increase the purchase price of the solar system or significantly decrease its efficiency per Code of Virginia Section 55.1-1820.1. If a homeowner seeks a variance, they must provide documentation compliant with Section 55.1-1820.1, which currently is documentation prepared by an independent solar panel design specialist, who is certified by the North American Board of Certified Energy Practitioners and is licensed in Virginia that says a restriction above from which a variance is sought either (i) increases the cost of installation of the solar energy collection device by five percent over the projected cost of the initially proposed installation or (ii) reduces the energy production by the solar energy collection device by 10 percent below the projected energy production of the initially proposed installation.

Teresa ><(((*>

