

POA Meeting, October 22nd,10:00 am, at the Pavilion

From: TERESA JESCOVITCH (boatnbooks@yahoo.com)

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Date: Monday, October 3, 2022 at 06:26 PM EDT

Good Evening,

I want to apologize that this message of intended delivery did not get to you yesterday. Some fluke with yahoo email.

Please let me know if you have any questions. Thank you.

Teresa ><(((*>

----- Forwarded Message -----

From: TERESA JESCOVITCH <boatnbooks@yahoo.com>

Cc: boatnbooks@yahoo.com <boatnbooks@yahoo.com>

Sent: Sunday, October 2, 2022 at 01:28:51 PM EDT

Subject: POA Meeting, October 22nd,10:00 am, at the Pavilion

Introduction

The Southwind Shores POA recognizes that there is likely to be POA member interest in installing solar paneled power systems. Since these systems by nature must be installed external to the home, the POA has developed this policy to aid members (homeowners) in developing their solar projects within POA expectations, thereby minimizing the time for project review and approval by the Environmental Committee and/or the POA Board of Directors. Per existing by-laws, all solar installations must be approved by the Environmental Committee Chair and/or Board of Directors prior to work beginning.

The Board of Directors recognizes the benefits of renewable energy sources, including solar, to overall energy programs within our society, and is committed to working effectively with owners proposing solar power projects. So the Board has voted to adopt the Policy and Guidelines below which are effective immediately, apply to any pending applications, and are to remain in effect subject to reconsideration by the Board after the POA Owners can be heard on October 22nd, 2022 on what if any policy is to be made to address solar energy collection devices, including solar panels, as defined in the Code of Virginia Section 55.1-1820.1.

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 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.



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Bcc: alansmith1250@gmail.com; a.e.ptaszniak@att.net; allan.witham@gmail.com; a12law22@gmail.com; amonroe38@gmail.com; tonishipe@msn.com; nanabw48@yahoo.com; bastyles@comcast.net; bsutorka@aol.com; bkcone@icloud.com; swenson22@verizon.net; craig@integrity-pools.com; dturchan@gmail.com; dsforman1616@gmail.com; david.jescovitch@gmail.com; d24weber@comcast.net; deb.clarke@verizon.net; debbiesmith1113@gmail.com; pdsechser@verizon.net; don.clarke@verizon.net; fivezaks@verizon.net; dhronksley@yahoo.com; garyeaston@gmail.com; grantzfamil@comcast.net; george.tsoukleris@verizon.net; gilde.morrisson@gmail.com; gproscia1@yahoo.com; dhturchan@verizon.net; james_c_hsu@yahoo.com; xbasspro35@yahoo.com; johnmtct@aol.com; johnsom67@yahoo.com; karenforman1220@gmail.com; kate@integrity-pools.com; kmonroe38@gmail.com; kjmjgm@earthlink.net; kimsrader@yahoo.com; lauraandpete@cox.net; lpreston@simplymindfulsolutions.com; prestola@lcps.k12.va.us; myckolinda@gmail.com; 63lialynn@gmail.com; boivinmarcj@gmail.com; moffatt@inbox.com; mark@frostfireinsulationinc.com; waverider5@rocketmail.com; lakeannamam@gmail.com; michaelb219@gmail.com; fenn1978@aol.com; michele@michelebortonphotography.com; slopesrx@verizon.net; nancypoo812@yahoo.com; fischeph@lcps.k12.va.us; peter.hoene@ses-gs.com; rachel.cage10@gmail.com; mwgarth@shentel.net; fryer3793@gmail.com; cage@prstarfitness.com; spkemper@aol.com; sangim@inbox.com; syaukbarker1@gmail.com; stshipe@gmail.com; sharonaboivin@gmail.com; shareaston@gmail.com; sherillmark@aol.com; sherisue.barber@rapidrehabilitation.com; estephane@gmail.com; stephanie.rollow@gmail.com; prodad1@yahoo.com; boatnbooks@yahoo.com; tim@absunlimited.com; wollor@cox.net; tironksley@yahoo.com; vfrye67@gmail.com; vilma_castrovillalobos@hotmail.com; wandjmarlowe@aol.com; wlrose97@gmail.com; wendyhanks@gmail.com; scheiblefamily@comcast.net; ytwallace@att.net

Date: Sunday, October 2, 2022 at 01:28 PM EDT

Introduction

The Southwind Shores POA recognizes that there is likely to be POA member interest in installing solar paneled power systems. Since these systems by nature must be installed external to the home, the POA has developed this policy to aid members (homeowners) in developing their solar projects within POA expectations, thereby minimizing the time for project review and approval by the Environmental Committee and/or the POA Board of Directors. Per existing by-laws, all solar installations must be approved by the Environmental Committee Chair and/or Board of Directors prior to work beginning.

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Policy and Guidelines

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- 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 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.



Save the Date - Southwind Shores II

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Cc: boatnbooks@yahoo.com

Bcc: alansmith1250@gmail.com; a.e.ptaszniak@att.net; allan.witham@gmail.com; a12law22@gmail.com; amonroe38@gmail.com; tonishipe@msn.com; nanabw48@yahoo.com; bastyles@comcast.net; bsutorka@aol.com; bkcone@icloud.com; swenson22@verizon.net; craig@integrity-pools.com; dturchan@gmail.com; dsforman1616@gmail.com; david.jescovitch@gmail.com; d24weber@comcast.net; deb.clarke@verizon.net; debbiesmith1113@gmail.com; pdsechser@verizon.net; don.clarke@verizon.net; fivezaks@verizon.net; dhronksley@yahoo.com; garyeaston@gmail.com; grantzfamil@comcast.net; george.tsoukleris@verizon.net; gilde.morrisson@gmail.com; gproscia1@yahoo.com; dhturchan@verizon.net; james_c_hsu@yahoo.com; xbasspro35@yahoo.com; johnmtct@aol.com; johnsom67@yahoo.com; karenforman1220@gmail.com; kate@integrity-pools.com; kmonroe38@gmail.com; kjmjgm@earthlink.net; kimsrader@yahoo.com; lauraandpete@cox.net; lpreston@simplymindfulsolutions.com; prestola@lcps.k12.va.us; myckolinda@gmail.com; 63lisalynn@gmail.com; boivinmarcj@gmail.com; moffatt@inbox.com; mark@frostfireinsulationinc.com; waverider5@rocketmail.com; lakeannamam@gmail.com; michaelb219@gmail.com; fenn1978@aol.com; michele@michelebortonphotography.com; slopesrx@verizon.net; nancypoo812@yahoo.com; fischeph@lcps.k12.va.us; peter.hoene@ses-gs.com; rachel.cage10@gmail.com; mwgarth@shentel.net; fryer3793@gmail.com; cage@prstarfitness.com; spkemper@aol.com; sangim@inbox.com; syaukbarker1@gmail.com; stshipe@gmail.com; sharonaboivin@gmail.com; shareaston@gmail.com; sherillmark@aol.com; sherisue.barber@rapidrehabilitation.com; stephanie.rollow@gmail.com; prodad1@yahoo.com; boatnbooks@yahoo.com; tim@absunlimited.com; wollor@cox.net; tironksley@yahoo.com; vfrye67@gmail.com; vilma_castrovillalobos@hotmail.com; wandjmarlowe@aol.com; wlrose97@gmail.com; wendyhanks@gmail.com; scheiblefamily@comcast.net; ytwallace@att.net; estaphane@gmail.com

Date: Sunday, September 18, 2022 at 07:49 PM EDT

EMERGENCY POA MEETING SATURDAY, OCTOBER 22ND 10:00 AM.

Introduction

The Southwind Shores POA recognizes that there is likely to be POA member interest in installing solar paneled power systems. Since these systems by nature must be installed external to the home, the POA has developed this policy to aid members (homeowners) in developing their solar projects within POA expectations, thereby minimizing the time for project review and approval by the Environmental Committee and/or the POA Board of Directors. Per existing by-laws, all solar installations must be approved by the Environmental Committee Chair and/or Board of Directors prior to work beginning.

The Board of Directors recognizes the benefits of renewable energy sources, including solar, to overall energy programs within our society, and is committed to working effectively with owners proposing solar power projects.

AGENDA

10:00 Call to order

Open Forum - Everyone will have 5 minutes to state their recommendations, agreement, disagreements to the proposed policy and guidelines listed below.

Collection of the votes

Proxy attached for those that cannot attend.

Proposed 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 (not facing Lake Pointe Dr, Lake Meade Ct or Break Water Ct), roof-mounted array. Roof solar panels should be as flat to the roof as possible (i.e. flush mounted parallel to roof surface). Flush-mounted panels on a roof facing a street will be allowed if documentation is provided from the solar contractor indicating this is the only feasible location for a solar array (homeowners with docks could first consider dock roof mounted systems to supplement generation requirements prior to street facing roofs on the house).
- 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.
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- 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. If a homeowner seeks a variance, they must provide a minimum of two bids depicting the cost of installation of the solar systems – one bid in compliance with these guidelines (or with roof mount regardless of street view if seeking ground mounted system) and a second bid depicting the desired alternative location, unless the variance represents the only feasible installation location. The POA may require