**Replies from Kyle in red**

From: **Ron Uhlig** <ron@drumlins.org>
Date: Thu, Aug 16, 2018 at 8:55 PM
Subject: Solar Panel Variance Request
To: k.f.trenshaw@gmail.com
Cc: Robert Lowenthal <bob.lowenthal68@gmail.com>, Mary Walpole <mwalig@aol.com>, Barb Starr <starrbarbara63@gmail.com>, Rick Thomas <rick@croftoninc.com>, Jim Myers <jmyers5@rochester.rr.com>

Kyle,

The board has received a variance request from you to install solar panels on your roof.  The board will be discussing this at next Monday's meeting.

In informal discussions, several questions have arisen.  They indicate, I believe, the concern we have about this variance.

1. Your unit has two large roof areas, one facing east and one facing west.  On which one do your plan to install the panels on?

14 panels were proposed for back only, we also proposed 30 panels by adding 16 to the front.

2. What is the area of the panels you plan to install?

14 panels 260 sq ft. 30 panels 550 sq ft

3. Can the vendor provide photos of similar installations they have done?

attached pic

4. If we need to replace the roof, who would bear the cost of removing and replacing the panels?

Homeowner would bear cost

5. Do solar panels attached to a roof invalidate the roof warranty?

roof warranty is not affected

6.  Since solar panels are on the HOA property, does the HOA become responsible for repair and replacement?

any repairs or replacement would be your responsibility (system owner)

7. If you decide to move, what happens to the panels?

panels would transfer to new occupant and eliminate/reduce their electric bills.

As I said, we will discuss this on Monday, but it is not likely that a final decision will be made.  If we have additional questions, you'll be hearing from us.

Thanks,
Ron Uhlig