

Tu Casa Special Open Homeowner Meeting
Zoom Meeting – Solar Installation
Wednesday, March 8, 2023, from 6:30pm - 8:30pm

TO: All Tu Casa Homeowners

From: Keyur Nagrik, on behalf of the Tu Casa HOA Board of Directors

**SUBJECT: [Follow Up to Solar Discussion and Forum Meeting held February 15, 2023,](#)
[Solar Installation Opportunity at Tu Casa](#)
[Review of Solar Financial Benefits prior to CA State/SDGE April 14 Deadline](#)**

Dear Fellow Tu Casa Homeowners,

Hope this email finds everyone well. Keyur Nagrik here, currently serving as the Tu Casa HOA, President. I want to thank you all in advance for taking the time to review this important communication being sent to ALL Tu Casa homeowners on behalf of the Tu Casa HOA Board of Directors due to some very significant changes coming to the benefits of adding Solar to your home.

In essence, anyone interested in adding Solar to their home must commit to an agreement for solar installation prior to April 14, 2023, to take advantage of current incentives. Though the actual installation doesn't need to be completed by April 14, 2023, the Interconnection Application, proposed installation, and contract needs to be signed and submitted to the Utility Company (in our case SDGE) prior to April 14, 2023.

I/we have spent a significant amount of time & research on how to make this happen and meet HOA related Code requirements. The challenge is that Tu Casa homeowners do not individually own the roof space. At Tu Casa, the roof space is the property of ALL 30 Homeowners (aka the HOA), hence there are guidelines / Civil Codes which MUST be followed.

We held an initial meeting / forum on this topic on February 15, 2023. At that time multiple homeowners expressed a high interest in installing solar for their individual units. Since that meeting, I/we have been investing a significant amount of time to determine how to make that feasible while still adhering to the Civil Code requirements. This Letter and the planned Zoom Meeting on March 8th are being sent to share in DETAIL the facts and options we have gathered and review the Civil Codes and how each homeowner is able to take the Opportunity to have Solar installed if they wish, No Obligation.

We are Humbly Requesting that Everyone Please make an effort to Attend this Zoom Meeting on March 8th.

The Zoom Meeting call in/connection information is listed at the very end of this document.

We are intentionally holding a zoom meeting so that every home-owner has the opportunity to attend. The agenda for the meeting follows.

AGENDA - Tu Casa Special Open Homeowner Meeting
Zoom Meeting – Solar Installation
Wednesday, March 8, 2023, from 6:30pm to 8:30pm PT

- Call to Order.
- Review the significant financial benefit of committing to Solar prior to April 14, 2023.
- Review the letter from Tu Casa' Attorney / Counsel on the Solar Civil Codes (attached in homeowner email) and the Civil Code requirements that need to be adhered to.
- How the Primary Civil Code requirement will be Accomplished: Which requires Solar installation be made available to ALL 30 homeowners now or at any time in the infinite future.
- Managing the Solar Rules and Guidelines for the HOA
- Estimated Cost, Benefits and Overview of the Solar Proposition (see below/attached – for more detailed outline).
- We will be getting 3 Separate Estimates for Solar Contractors – Will review this process.
- Questions & Answers – Allotting adequate amount of time for as many questions to get answered as possible.
- Adjourn.

Please Note Several Very Important Details:

1. This meeting's intention is completely educational and to make sure everyone is aware of the changes forthcoming so they don't miss the opportunity.
2. There is **NO OBLIGATION** or requirement what-so-ever to install Solar. I/we just want every homeowner to be informed and aware of the changes and the differences between opting in now versus sometime down the road.
3. Due to the significant changes effective April 15, 2023; The HOA will send out a formal communication requiring each homeowner's signature acknowledging that they were made aware of the changes effective April 15, 2023 and that these details were shared. In that communication an acceptance or declination of Solar Installation opportunity outlining the April 14, 2023 changes will need to be signed by each homeowner to ensure that each homeowner acknowledges having been made aware of the CA State changes.
4. Next Steps and Timelines will be reviewed in the Zoom Meeting.

Hence, I/we Humbly are requesting that everyone make every effort to attend this meeting.

For Anyone that is not able to make the meeting, the Zoom Meeting recording will be sent out after the meeting along with other detailed communication.

I/we would like to again thank you all in advance for taking the time to review all the details attached. Please find below a more detailed Overview of the Solar Proposition, changes forthcoming, estimated costs and savings etc. Also find attached in the email sent the formal letter from our HOA Attorney outlining the Civil Code guidelines. **We will be reviewing ALL of this in the Zoom Meeting on March 8, 2023 at 6:30pm PT.**

I/we look forward to speaking to all of you then.

Respectfully,

Keyur Nagrik.

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SOLAR OPTION FOR TUCASA HOMEOWNERS

Deadline by April 14 for final commitment and to submit a completed interconnection application – [Immediate attention required.](#)

A proposal to provide solar for the owners of Tu Casa is now available. The following is an example of the maximum system size available for purchase. Smaller options are available depending upon energy use. Below are rough calculations for conceptual analysis. Actual costs, system size and energy needs may be different. There is no obligation to participate in the solar option; though after April 14, 2023, the solar proposition will be less viable due to changes in the energy buy back by SDGE approved by the CA Public Utility.

Solar Changes April 14. After April 14, 2023, the solar proposition becomes much less desirable because with the new Net Energy Metering (NEM 3 – Going into effect on April 15) the credit you receive for putting power “back into the grid” will be reduced by 75%. Currently, average net metering rates range from \$0.23 per kWh to \$0.35 per kWh, and the new proposed decision cuts those rates to an average of \$0.05 per kWh to \$0.08 per kWh. If you were considering solar, now would be the time to do this as in the future the economic benefits of going solar will be Significantly reduced. Currently it is possible to finance 100% of the cost of solar and have the financing cost of the solar to be less than you are paying now for electricity. Rates range from 1.99% for 12 years for 5.99% for 20 years. Financing based upon approved credit.

Energy Tariffs. The current energy costs for utility on a SDGE DR Tariff is .452 per kWh for the first 277 kWh of use (baseline). The rate above baseline would be .56969 per kWh. Once solar is installed the Tariff would be for time of use with solar. This rate ranges from .36 off peak to .56 for peak and on summer peak it is .80 per kWh. The value of the solar proposition is dependent upon when and how you use electricity as the power is produced during the day and in many instances used at night. This is why the solar proposition of the future will require a battery to become economically viable.

Solar Production. The 4.8 kW solar system would generate 7,124 kWh of electricity per year. If you use the power when generated, the power costs you nothing. If it is stored on the grid by SDGE, SDGE will provide a credit for the energy costs at that time less a .2-3 per kWh for “storage.” When going solar you will be using a utility tariff that is based upon the time of use the energy. Based upon an average value of .4 per kWh, this energy generation would provide a rough economic value of \$237 per month. The financing costs of a 12-year loan at an interest rate of 1.99% with financing costs would have a monthly payment of \$177. After twelve years the system would be paid off and the energy production and savings would continue.

Maximum System:	4.8 kW	<i>(10 panels at 480 watts each)</i>
Est. Actual Costs:	\$14,638	<i>(\$19,500 price less \$4,862 tax credit)</i>
Est. Value Solar Prod.	\$237 p/month	<i>(7,124 kW at .4 estimated per kWh)</i>
Act. Financing Costs:	\$170.31 p/month	<i>(1.99% amortized over 12 years. OAC.)</i>

System Details. Homeowner would have an area available to service a maximum of 4.8 kW of solar power assuming ten (10) 480-watt panels and a system size of 4.8 kW. The approximate net, after tax credit costs of this system \$14,638 with a tax credit \$4,862. This would include the upgrade of the electrical service panel to accommodate solar. There would be racking available to service a maximum of 10 480-watt panels. These high efficiency panels use significantly less space and would meet the Code requirements for solar to be made available to all 30 homeowners of the Tu Casa HOA.

We will be reviewing all the details outlined in a zoom meeting and will advise on next steps.