

Electric Vehicle Charging Policy

January 2021

Purpose

The purpose of this policy is to define financial responsibilities and set policy for charging of electric vehicles (EV's) which are owned by residents and connected to electricity provided by Oceanside Community Association (OCA).

Discussion

Sixty percent of the vehicles owned by OCA residents are parked in garages and carports which are maintained by OCA. They are located in units 1, 1A, 2, 3, 4, 5, 6, 8 and 9. In most cases the electricity available in these garages and carports is provided by OCA and connected to common area power meters. The cost of charging resident's EV's connected to these power meters is the homeowner's responsibility per OCA CC&R's. This policy does not apply to carports and garages in units 7, 10, 11, 12 and 14 since their electricity is connected to homeowner's power panels.

Electric Vehicle Types:

- A) Hybrid – These vehicles can run on gas or electric but do not have a charge port. They are self-charging and do not use garage or carport wall outlets or charging stations.
- B) Plug-in Hybrid - These vehicles can be connected to an outside electrical source for charging the battery. They are usually charged using power from garage or carport 120-volt wall outlets. This method is defined as Level 1 charging. The chargers may be portable or built-in to the vehicles. If the battery is not charged from an outside electrical source the vehicle will function as a regular hybrid.
- C) Electric - These vehicles must be connected to an outside electrical source for charging the battery. They usually require high voltage (240 volt or higher) Level 2 charging stations, however many of these vehicles can also be charged using 120-volt wall outlets (at a slower charging rate). Smaller electric vehicles that have a top speed of 20 mph or less like golf carts, electric bicycles, electric scooters etc. will be considered at a future date.

Policy

1. Charging stations and/or wall outlets used for charging of Plug-in Hybrids or Electric Vehicles (Type B and C above) must be connected to the homeowner's power panel if

the garage or carport is attached to the home or within 150 feet of the homeowner's power panel. All electrical additions or modifications for the above shall be done at the homeowner's expense. The architectural approval must be granted before any work may commence.

2. For EV charging connected to 120-volt wall outlets in HOA-maintained garages or carports, located further than 150 feet from homeowner's power panel, homeowner-paid electrical additions or modifications may be cost-prohibitive or impractical, and are not mandatory. In this circumstance each homeowner will be obligated to pay a monthly EV Charging Assessment fee in addition to their regular assessment. The standard fee will be based on US Department of Transportation (DOT) estimated mileage per vehicle and the current average cost of electricity. The rate will be updated on an annual basis. There will be an annual fee adjustment (True-Up) program offered for residents that wish to enroll. The standard fee will be charged monthly; however, the True-Up process will adjust the total annual assessment based on vehicle odometer readings. Each True-Up credit or debit will be applied on an annual basis.
 3. One or more Pay-As-You-Go high voltage charging stations will be available to OCA residents for high voltage EV charging.
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