

The following Electric Vehicle Charging Policy was adopted by the OCA Board of Directors at its March 31, 2021 General Session. The target date for its implementation is July 1, 2021. If there are any questions, please direct them to Director Bruce Cowgill at perfectfitengineering@gmail.com. Thank you for your cooperation.

Oceanside Community Association

Electric Vehicle Charging Policy

Adopted March 31, 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.¹ 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 association will allow the use of 120 volt wall outlets pending an evaluation of the added load on the circuit² 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. Installation of a Pay-As-You-Go charging station for the use of all members is under consideration.
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¹ In general, the electrical service in OCA-maintained carports and garages was not designed for EV charging. As the number of EV chargers increases, there is increased risk of circuit overload and tripped circuit breakers. The resulting temporary power loss would result in the loss of safety lighting and garage door openers, etc.

² At present, OCA power panels are adequate for low voltage charging of a small number of EV'S. Options for increasing the electrical capacity in OCA-maintained carports and garages are being investigated.

Questions from the community

Question 1:

Will all residents who don't own their garages have to pay a flat fee for EV charging?

Answer:

No. Only those that use HOA 120 volt wall outlets to charge their EV's.

Question 2:

If I use 120 volt or 220 volt power from my own power panel to charge my EV, will I still be billed a flat fee for EV charging?

Answer:

No.

Question 3:

Golf carts, electric wheelchairs, electric scooters, E Bikes etc. also consume electricity. Why are they not included in this policy?

Answer:

This Phase 1 policy should capture 95% of power consumption in this category. Since gas powered cars are being replaced at an increasing rate with Electric Vehicles, OCA needs to prepare for this inevitable change. Golf carts, electric wheelchairs, electric scooters, E Bikes etc. will need to be studied in future revisions.

Question 4:

Our goal as a country is to reduce our carbon footprint. We should not be punishing those who are working towards these goals?

Answer:

The board is very supportive of reducing our carbon footprint and clean energy in general. Our current solar power project is another example. Electricity is, by definition, fuel for Electric Vehicles. In light of this, we believe that each EV owner should pay for their fuel. This policy allows us to accomplish that goal.