



## PINE HARBOR CONDOMINIUM ASSOCIATION

### Garage Electric Power Consumption Rules Owner Reimbursement

Electricity that is available in our garages is paid for by all Pine Harbor owners in common. With the recent presence of all-electric vehicles and electric/hybrid plug-in vehicles within Pine Harbor, on March 19, 2022, the Board decided to establish garage power usage rules that will ensure that those who continuously use garage power for medium and high draw applications will fairly pay for the power they use.

Power consumption from units such as refrigerators, freezers and heaters, as well as electric vehicles, come under the category of personal power consumption and should be paid for by the owners that utilize that power.

In order to measure the amount of electricity your vehicle or garage-based appliance consumes, the Board requires that you purchase and use watt-hour meters, e.g., meter for general appliance use and/or meter for electric vehicle use. Please note that all-electric vehicles will require a meter with an amp carrying capacity of at least 16 amps or whatever is recommended by the vehicle manufacturer. By using these meters, you will be able to measure the exact amounts of kilowatt-hours you have consumed within a specific period of time.

Please note, this notice applies to 120-volt electrical usage only (existing electrical outlets) as Pine Harbor garages do not have the capacity to support upgrading to 240-volt service. The Board will provide separate guidance for the installation of 240-volt electric vehicle charging systems.

Computing amount owed: After determining your personal power consumption, you should multiply that figure times the current average electricity costs which can be found on your most recent Wolfeboro electric bill. To assist you, we have provided an example below:

**EXAMPLE:** The watt-hour meter reading for a refrigerator was 100 KWH for the period 07/1/21 to 12/31/21.

Using your current electric bill, separately multiply the 100 KWH by the two (2) charge rates (Distribution & Generation) to get the cost for each charge type. Then add the cost totals for the two (2) charge types together to arrive at the total amount owed.

<u>CHARGE TYPES</u>	<u>KWH</u> (Reading taken from watt-hour meter)		<u>CURRENT ELECTRIC RATES</u> (from Wolfeboro electric bill)		<u>COST</u>
Distribution Charge	100	x	.035200	=	\$ 3.52
Generation Charge	100	x	.102400	=	10.24
<b>Total Amount Due PH (for refrigerator)</b>					<b>\$13.76</b>

### Procedure for Owner Reimbursement:

After computing the amount owed:

- Payments should be remitted by a separate check and submitted bi-annually with your PHCA condo fee payment.
- The check should be made payable to *Pine Harbor Condo Assoc.*
- In the *For* section on your check, please note Owner Reimbursement. This will ensure that your payment will be posted to the appropriate PH account.
- The payment due deadline will be the same as the Date Due deadline indicated on your current PHCA condo fee invoice.
- Remit reimbursement check in the same envelope with your PHCA condo fee payment and mail to: Pine Harbor Condo Assoc., PO Box 1047, Wolfeboro Falls, NH 03896.

**CERTIFICATION OF VOTE**

I, John DaForno, the Secretary of the Pine Harbor Condominium Association, hereby certify that all Unit Owners of record of the Pine Harbor Condominium Association were provided notice pursuant to Article III, Section 6 of the Bylaws of Pine Harbor Condominium under dates of September 7, 2021 and March 19, 2022, of the above Garage Electric Power Consumption Rules-Owner Reimbursement and the June 25, 2022, meeting of the Board of Directors, at which the above Garage Electric Power Consumption Rules-Owner Reimbursement were considered and voted upon by the Board of Directors, and at said meeting, the necessary quorum was present pursuant to Article III, Section 9 of the Bylaws, and that the results of the voting were 6 members of the Board in favor of adopting and consenting to add the Garage Electric Power Consumption Rules-Owner Reimbursement to the Pine Harbor Condominium Association Rules, thus constituting the necessary vote of the Board of Directors to adopt the Garage Electric Power Consumption Rules-Owner Reimbursement to the Rules as required by Article III, Section 9 of the Bylaws and that said addition to the Rules has been duly adopted.

Executed this 5<sup>th</sup> day of July, 20 22.

John DaForno  
John DaForno, Secretary  
Pine Harbor Condominium Association

STATE OF NEW HAMPSHIRE  
COUNTY OF CARROLL, SS:

On this the 5 day of July, 2022, before me, the undersigned officer, personally appeared, John DaForno, Secretary of Pine Harbor Condominium Association, known to be (or satisfactorily proven to be) the person whose name is subscribed to the foregoing instrument and made oath that the statements subscribed by him/her are true to the best of his/her knowledge and belief.

Melvin Sellars  
Justice of the Peace/Notary Public  
My Commission Expires: 4/11/2023

