

Electric Vehicle Charging Stations

August 27, 2022

Introduction

Mutual 10 has 158 homes, each with a private garage. Several residents have expressed interest in installing a charger in their garage to charge their electric vehicle (EV).

On March 4, 2022, The Electric Vehicle Charger Subcommittee of the Energy Advisory and Technology Advisory Committees provided guidance for installing Electric Vehicle Charging Stations (EVCS) within Leisure World. The portions applicable to Mutual 10 are incorporated below.

Insurance Issues

It is strongly recommended that unit owners considering installation of an EVCS check with the appropriate insurance carriers for any requirements and restrictions they may have. Issues that need to be discussed include whether the EVCS is covered under the building insurance and/or under the owner's automobile and liability insurance, and/or under the owner's condominium insurance.

EV Charging in Garage Homes

Level 1 or Level 2 charging outlets may be installed in garages at the owner's expense, provided the project meets the following criteria:

- An Application for Building Modification (ABM) must be submitted and approved by PPD and the Mutual Board.
- Work is completed by a licensed electrician with experience installing EVCS systems.
- Applicable permits are acquired, electrical codes are adhered to, and manufacturer's requirements are followed.
- Installation includes a dedicated circuit for the EVCS with a single receptacle.
 - The EVCS or the receptacle has ground fault (GFCI) protection.
 - If the outlet is to be mounted outdoors, the ABM must address the type of weatherproof hardware to be installed.
 - If the siding must be modified, and how the electrician will coordinate their activities with the Mutual's siding contractor.
- The resident has submitted an Application for EV Charger form.

The Mutual Board has established the monthly fees, below, to reimburse the Mutual for EV charging costs. These rates are subject to change at any time:

<i>Battery EV</i>	15.00	Fully battery powered EV
<i>Plug-in Hybrid</i>	7.50	Hybrid gas / electric EV

Unauthorized Charging

If it is determined that a unit has an unauthorized charger, the Mutual Board will determine any fees and penalties to be assessed. If the owner does not wish to install an EVCS outlet in accordance with current Board policy, they must refrain from further charging. Any damage caused by unauthorized charging will be the responsibility of the unit owner.



Application for EV Charger

I would like to install an Electric Vehicle (EV) Charger in my garage. I have complied with the following requirements:

1. I have informed my insurance carrier that I will be charging an electric vehicle in my garage, and they have explained any implications this may have on my coverage.
2. I have an Application for Building Modification (ABM) that is approved by the Mutual 10 Board.
3. Electrical work has been / will be completed by a licensed electrician in accordance with current codes and with required permits.
4. The dedicated outlet or EV charger has ground fault (GFCI) protection.
5. I agree to pay for the power consumed, as established by the Mutual Board.
6. I will notify Mutual 10 if I replace or dispose of the EV(s) that I have registered.

Mutual 10 – EV Charger Registration		
Owner Information	Phone	Notes
Owner	Home	Signature and date signed.
E-Mail	Cell	
Owner	Home	Signature and date signed.
E-Mail	Cell	
Vehicle Make / Model	Vehicle Type	Charger Type
Make (1)	<input type="checkbox"/> Plug-in hybrid <input type="checkbox"/> All electric	<input type="checkbox"/> Level 1 <input type="checkbox"/> Level 2 Model
Make (2)	<input type="checkbox"/> Plug-in hybrid <input type="checkbox"/> All electric	<input type="checkbox"/> Level 1 <input type="checkbox"/> Level 2 Model
Mutual Use		
Received / /	Approved / /	Owner Notified / /

Per Resolution 22-29 dated 08/25/2022

