

FAIRWAY VILLAS CAC NEWSLETTER

APRIL 2022



CAC MEMBERS

Al Morie
Bruce Shibles
Scott Farron
Richard Gaito
Murray Hawthorne
Amani Ali
Becky Schreiner

Next Community Meeting
Saturday 5/7/2022 10:00 am
In-person and via Zoom

LINKS:

CAC Website
<https://www.fvcac>

On the main page click on the
“More” tab to find:

- CAC Meeting Minutes
- YMCA Weekly Newsletters
- SDM Info
- Archived Documents

New Fairway Villas Website

YMCA Program Director Shane Roberts, in consultation with the Subdistrict Manager, Alex Kennedy, and the CAC have developed a website using the YMCA’s resources that is unique to Fairway Villas (although accessible to anyone). The link for the website is: www.clubfv.com . Shane spent a good deal of time, at the last Community CAC Meeting, going through the website pages and soliciting queries about its content. He encouraged residents to contact him about adding or correcting information on the website. For now, residents can use the Comments and Requests section (hit the Contact Tab on the drop-down menu) to submit “Work Orders” related to issues at the Clubhouse or Lodge.

Solar Energy Feasibility Discussion

The Solar energy Feasibility Study that has been undertaken by the CAC for the last year in response to a Capital Project Survey of FV Residents where the cost benefit study of a solar energy options was 3rd on the priority list. The CAC worked on researching various solar energy options that would be designed to provide electrical power to both the Clubhouse and the Lodge. We also compiled spreadsheets showing costs and benefits of the options. Finally, after comment and input from other members of the CAC, the CAC created a chart comparing costs and savings depending on various solar energy options – whether direct purchase, lease purchase, or utilizing a Community Solar option – along with remaining with Xcel energy to provide all the electrical energy needs for the facilities. It was noted that solar operators are now allowed under state law to aggregate solar installations from both buildings which would allow for the most efficient generation of solar power given the alignment of the roofs for both the Clubhouse and Lodge. It was shared that the current annual electrical bill for both buildings is around \$31,000. To get average costs per households involves a simple division of costs by 370. The gross costs of the 3 active solar options (installation of panels on the roofs of both the Clubhouse and Lodge) were \$211,500 for direct purchase, \$167,500 lease purchase (90% due in year 1), and \$280,358 (financed over 20 years). It was noted that an Active Solar System would only provide just over 47% of current electrical energy usage needs while Community Solar would provide 100% of the electrical needs for the facilities. All the

Active Solar options would require some level of property tax increase to finance as was described during the presentation. A Community Solar option would not result in any direct costs to the Community, although a hybrid Community Solar combined with one of the Active Solar options to provide for 100% of the Community's electrical energy needs would result in the direct cost of the Active Solar option chosen. It was noted that the larger economic benefits to the Community for the Active Solar options will likely accrue farther into the future.

The CAC is in the process of creating an online survey that will be emailed to each household (one vote per household) to assess the community's interest in a solar solution that, if implemented, would provide some or all of the electrical power needed to serve the Clubhouse and Lodge. In the interest of not bothering residents with a series of separate surveys, the upcoming survey includes choices describing different implementation options including a no solar option.

The Community will also receive by email, supporting background information that will help answer many of the thoughtful questions that it anticipated would be asked.

The results of the survey will be shared with the Community. The ultimate decision on whether to proceed with a solar option, assuming sufficient Community support, is at the sole discretion of Town Center Metropolitan District Board as TCMD owns both buildings.

At the most recent community meeting with the CAC, questions were asked about equipment warranties, cost impact on hazard insurance premiums, and maintenance and operating costs. Because no two options are alike, the answers vary and are found in the supporting background information.

No federal grant money was included in determining costs for installing the active solar options.

It was also noted that the pool, hot tub pumps and HVAC systems are the top electricity consumers in the facilities. We routinely scan the market for high efficiency upgrade options and conduct cost/benefit analyses. The CAC presently has a quote to retrofit many of the Clubhouse's 10 yr old electric fixtures and equipment with the latest high efficiency options ...regardless of solar.

Xcel Energy

All residents are getting Smart Meters installed unless you opted out of the program, but not much information was provided on how it benefits us. So the CAC was able to schedule Excel to come speak to us at our next Community CAC Meeting, May 7, 2022 at 10:00 AM. This is a great opportunity for you to learn more about the Smart Meters and ask any questions.

Lodge Design

A committee of two CAC members/residents, two residents, and the SDM was formed a few months ago. The primary object of the committee was to come up with ideas for the Lodge, Pickle Ball courts, Bocce Ball courts, and Phase II Garden based on the results of a survey sent out several months ago. The furnishings list, floorplans, & design was presented to the CAC members who provided some additional input, which has been incorporated. The CAC will present this to the community at the next Community CAC Meeting, May 7, 2022. This will be a great opportunity for you to provide input or ask questions.

Green Valley Smokehouse & Oyster Bar

Ebert's Terrace restaurant has been replaced by the Green Valley Smokehouse & Oyster Bar and opened for business on April 27th, 2022. The Oakwood Life room was removed during renovations and discounts will not be offered to Fairway Villa residents. However, they are offering a 10% discount to seniors. A link to the new restaurant's website is provided below:

<https://greenvalleysmokehouse.com/>

CAC – Community Advisory Committee

EMD – Ebert Metro District

SDM – Sub-District Manager

TCMD – Town Center Metro District