

March 29, 2021

Subject: Senate Bill 61

To whom it may concern,

I am writing to express my support for SB 61. I am a homeowner currently residing in a homeowners' association (HOA) neighborhood in Powell, OH. Several years ago, my wife and I decided to add a solar photovoltaic system to our home. When we submitted our application to the HOA for approval, it was rejected. This was despite no specific language about solar in the HOA covenants.

Following this setback, my wife and I set out to amend the covenants to include guidelines for solar panel systems. This process required the approval of 75% of homeowners in the neighborhood. In a neighborhood of 182 homes, this would equate to obtaining written signatures from 137 of those homes. Over several months, my wife and I met with almost every home in the neighborhood and ended up getting over 75% to sign the petition to amend the covenants.

We were eventually able to reapply to the HOA and get approval for a solar panel system. However, the entire process took over a year given the considerable amount of time needed to draft solar guidelines, have the HOA review those, petitioning the neighborhood, submitting the amendment to the HOA attorney, and resubmitting the application.

Yes, we were ultimately able to get solar on our home, but it was not without having to spend considerable time and resources on a process that, in my mind, should have been very straightforward from the outset. I am sharing this story so that others will hopefully not have to encounter as many obstacles as we did in our journey to go solar. I strongly encourage passage of SB 61.

Thank you for your consideration.

Sincerely,

Michael Schaal