

Carlson's Ridge Homeowners Association

August 11, 2020

Dear Unit Owners:

Subject: Generators

Please be advised that the use of portable or standby generators is not permitted at Carlson's Ridge as set forth in the Minutes of the November 30, 2011 Board Meeting. They may not be operated in the common or limited common areas. Further, they may not be stored in the common or limited common areas.

There are numerous dangers created by the use of generators in a community association environment. Owners without power need to keep their windows open for fresh air. Fumes from a generator may enter any and all units. They are extremely noisy creating a nuisance for your neighbors in what is already a difficult time. The carrying and pouring of large gasoline containers in the community to refuel the generators creates another danger to the residents operating the generator and to the neighbors in adjoining units. Improper installation and use of a generator can cause other hazards including putting power on lines that workers may presume to be dead.

The Association will consider a formal request from a homeowner for a generator if there is a medical need. This would call for submission of a plan to the Board and controls that safeguard the community.

Thank you for your understanding and cooperation in this very serious matter. We understand the hardships we are all facing between COVID-19 and now power outages. However, we must work together to keep the community safe for all and not just comfortable for some.

GENERATOR POLICY INFORMATION FROM NOVEMBER 30, 2011 BOARD MEETING:
Full meeting minutes can be found at carlsons-ridge.com

5) Generators.

- a) Due to the recent power outages, the subject of generator use was raised. After discussion it was agreed that portable generators would not be approved by the Board and the installation of a permanent generator would not be approved unless a certified medical condition existed. A proposal by a Licensed Electrical Contractor which addresses the Board's concerns regarding bulk fuel storage, noise and fumes etc., must be obtained and submitted to the Board for consideration.