

**Title:** Electricity

**Purpose:** A policy to inform homeowners of the regulations regarding electricity and heat to individual units and association.

**I. Responsibilities**

1. Holiday Beech Villas (HBV) is responsible for maintaining electrical power to public areas, parking, clubhouse and signage.
2. Homeowners are responsible for setting an account with Mountain Electric for electricity to their unit(s) and for paying their bill in a timely manner to prevent electric from being turned off.

**II. Electric Failure or Outage**

1. **Electricity is to be left on all year round.**
2. In case of electric failure or outage to their unit the homeowner is to call a licensed/certified electrician or Mountain Electric to resolve the problem and any fees incurred are the responsibility of the homeowner.
3. It is essential that electricity be maintained for each unit during the winter and that **all heaters are set at a minimum of 50 degrees** to prevent pipes from freezing and bursting.
4. Units will be inspected as scheduled to assure that heater are on between October first and June first and that the thermostats are set correctly.
5. Homeowners are asked to carry unit insurance that covers loss from frozen bursting pipes and water damage.
6. The clubhouse has propane heat backup and can be used by homeowners for emergency shelter if needed during an electric failure or power outage in the winter.
7. Homeowners are responsible for any damage to theirs and any other unit caused from failure to pay their electric bills, having the electricity turned off or lack of heat or temperature mentioned in Item II.2 in their unit.
8. The maintenance coordinator for HBV shall be notified if temporary emergency heat is needed in a unit due to electric failure to keep pipes from freezing.
9. Emergency propane heaters will be available for temporary use, if needed, by maintenance until the electricity can be turned back on in the unit. These heaters are intended to be set at 50 degrees to keep pipes from freezing and not to provide adequate heat for occupation of the unit. A rental fee for use of the heaters and fuel will be billed to the homeowner.
10. Homeowners are to notify HBV immediately if they are unable to pay the electric bill and the electricity will be turned off by Mountain Electric.
11. HBV may assume payment of the electricity to a unit in order to prevent damage from it being turned off. Any costs incurred will be billed to the homeowner.
12. Failure to have electricity account in Homeowners name or to reimburse HBV for any fees associated with maintaining or restoring electricity to units within the timeframe specified by the association will result in implementation of lien and foreclosure procedure.