

July 17,2023

Savona Homeowners,

Subject: Condo Wiring for Charging Electric Vehicles (EV's)

As purchasing EV's is becoming law, it is necessary that Home Charging is becoming a major issue when using Savona condo's electrical wiring.

The condos are bus wired for 200 amps and the three-bedroom condos are wired for 150-amp service. The two-bedroom condos are wired for 125-amp service. Garage circuitry typically has a 15-amp capacity.

When the additional charging of an EV requires more than the usage of the existing 150-amp or 125-amp circuit breaker with one of a higher service or more than the 15-amp capacity available, only a licensed and insured electrician is allowed to change the condo wiring! The owner is responsible and must provide a Submittal Form prior to any circuitry being installed. It should be emailed or mailed to:

Kevin Leastman, Kinney Management, 6303 S. Rural Rd., Ste 3, Tempe, AZ 85283

OR Kevin@Kinneymanagement.com

One thing that is prohibited is for an owner or anyone else to replace an existing circuit breaker with one of a higher amperage. Doing so can create a short in the circuit, burning wiring out and can cause fires.

Owners of the second floor three-bedroom condos should be aware that getting new circuitry from the breaker box on their floor to an outlet in the garage on the first floor will become difficult but probably doable. Owners of two-bedroom condos should check with an electrician to see if access to their garage is possible and if their circuit requirements can be accommodated.

This document should be kept for future reference due to its importance.

Savona Board of Directors

Villas at Savona

Submittal Form for Installation of EV Chargers and Upgrading of HOA Circuitry

Owner _____ Condo _____

Approximate date of installation _____

Installation licensed electrician _____ License # _____

Will the main circuitry breaker be upgraded? Yes _____ No _____

If yes: new circuitry breaker amperage _____

Will the new circuitry be added? Yes _____ No _____

If yes: wire gage _____ and circuit breaker amperage _____

Is there space in circuit breaker box for a new breaker? Yes _____ No _____

If no: Will auxiliary circuit breaker box be installed? Yes _____ No _____

This Submittal Form is to be sent to Kinney Management prior to installation of circuitry.

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Villas at Savona HOA is not responsible for this installation.