



## FREQUENTLY ASKED QUESTIONS

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We welcome any questions or suggestions about anything you need to know about the Coop initia. This page will be continually updated. If we don't know, we will do our very best to find out and let you know! Please reach us at [simon@relacwatercooling.com](mailto:simon@relacwatercooling.com) if you cannot find an answer to your question.

### What is the Reston Association RELAC Referendum? ^

**Reston Association took action in announcing a Referendum and schedule on 1/17/2024. See <https://www.reston.org/relac-referendum-faqs>**

The RA's decision to call a Referendum is most welcome and plays a crucial role in our RELAC Water Cooling Cooperative Initiative. It achieves what we have been seeking. We are pleased that the community is properly equipped with the power to decide, as we are entitled.

#### **Excerpt - RESTON ASSOCIATION RELAC FAQS**

*Pursuant to Section VI.2(b)(15) of the Reston Deed "any residential cluster in which central air conditioning service is available to the Lot line, no individual air conditioning units of any type shall be permitted. This covenant may only be amended or revoked by at least a two thirds vote of the Category A Members of all residential clusters on the service. In other words, if a lot within a Cluster can be serviced by RELAC, that lot cannot install an individual HVAC system.*

*If the vote passes, affected properties would then be permitted by Reston Association to install individual HVAC units.*

*//Excerpt Ends*

Posted 01/17/2024





**UPDATE - Reston Association took action in announcing a Referendum on 1/17/2024. See <https://www.reston.org/relac-referendum-faqs>**

Posted 01/07/2024 - We cannot answer why RA has not been communicating regular updates to all of their members. However, we have been communicating with RA since [Mark's original email](#) was sent out.

It is our pledge to you and the entire community that RELAC Water Cooling Services Cooperative Initiative will provide transparency in communications.

At RA, Cara O'Donnell [codonnell@reston.org](mailto:codonnell@reston.org) Director of Communications at Reston Association is the spokesperson for RA and is working with the Peter Lusk, [plusk@reston.org](mailto:plusk@reston.org), Chief Operating Officer, to lead the discussion and research, alongside Cameron Adams, [cov@reston.org](mailto:cov@reston.org), Director of Covenants. Obviously the full board of RA Directors will need briefing on the facts, proposed solutions, and challenges.

As an FYI, we contacted RA via email on December 12 within 48 hours of Mark's email. The response was they were looking into options. We subsequently spoke to RA Board Member Irwin Flashman, Lake Anne/Tall Oaks District. Mr Flashman was instrumental in facilitating a meeting with us and RA. Our first informational in-person meeting was on Friday, January 5, with the following attendees:

- Irwin Flashman, RA Board – Lake Anne/Tall Oaks District, Covenants Committee, Legal Committee and Environmental Advisory Committee
- Peter Lusk, RA COO
- Cameron Adams, RA Director of Covenants
- Cara O'Donnell, RA Director of Communications
- Simon McKeown, Chair Steering Committee, RELAC Water Cooling Services Coop Initiative.

This meeting served as a firm starting point for conversation regarding key issues, opportunities, and potential solutions, which, we believe, a shared desire to exchange current information and explore potential collaboration going forward as a service to the community.

**Next Steps:** Further community discussion and action is required from all parties. **Stay tuned for updates.** Posted 01/07/2024





**implies (unwritten) that the system is no longer able to function.**

(Question Submitted by Raj Banga, Waterview Cluster on 01/06/2024)

Yes - The **system** is totally functional; if started today, we would execute the proven system start-up protocols for up and running.

Caveat, the existing chillers will work well up to local temperatures under 90 degrees. With the planned infrastructure improvements, that restriction would not be applicable. Posted 01/07/2024

What are the options for obtaining the capital for these repairs? Is this the meaning of the 'co-op' - that each current RELAC member would buy into the co-op (say \$1000 or \$2000) to become a member, and thus doing the math, 700 members x \$2000 would raise \$1.4M. Will this provide the necessary capital and what sort of guarantee with this provide that the system would become operational — and for how long? Seems \$2000 to maintain and keep the current “exterior environment” of the member clusters would be an easier pill to swallow than spending \$12,000-\$15,000 per household AND adding condensers to the exterior of every household - thereby creating an undesirable change to the “exterior environment” of the member clusters. Question ^

(Question Submitted by Raj Banga, Waterview Cluster on 01/06/2024)

A complex question, and good ones! As mentioned above we are preparing detailed project and financial information that will be available over the next 10 business days. It will be posted on [www.RELACwatercooling.com](http://www.RELACwatercooling.com) as well as emailed to the community at large based on the email lists we currently have. We can say that it would seem your hypothetical number above is higher than what will be required from the community members. There are, of course, other avenues being explored as well as capital raising. These rightly include government and other public entities.

The cooperative, when incorporated, will become a successful project of which the clusters/condos it serves will have access to a water cooling service enabling a funded operation with proper main





## If the system is still functional but is 100% in need of repair, what is the total cost needed and what exactly needs to be repaired? <sup>^</sup>

(Submitted by Raj Banga,, Waterview Cluster on 01/06/2024)

We have an inventory from Mark Waddell of maintenance items and recommended infrastructure enhancements needed over time. We have appointed an independent engineer to review and report on those matters and review the pricing indicative quotes to date. The Coop Initiative intends to include the engineer's executive summary report on our website updates and via email. (Posted on 01/07/2024)

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## What is the existing agreement with the Virginia SCC? <sup>^</sup>

We requested and received the [existing operating agreement](#) effective under the Division of Energy Regulation of the State Corporation Commission (SCC). It provides the Rules, Regulations, and Rates that govern the air conditioning service for residential and commercial customers of the existing RELAC service. The agreement describes the **H-Load program**, the basis for different tariffs by unit. We have posted the [agreement](#) in its entirety as part of our commitment to transparency. Posted 01/04/2024

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## What is the RELAC Water Cooling Services - A Cooperative Initiative? <sup>^</sup>

This is a volunteer, community-driven effort to establish a sustainable cooling service cooperative that will serve clients currently on the RELAC system; it will be owned and controlled by the Reston community it serves. This initiative aims to provide reliable, sustainable, affordable, and community-focused cooling services. This is a thoughtful and timely response to the [notification from RELAC that they will cease providing services at the end of the summer 2023 season](#). The initiative follows research, consultation, and collaboration with Reston RELAC LLC Directors, input from individual community members, and some chairs of cluster and condo associations who are interested in evaluating the Initiative. Posted 01/01/2024

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## What is the Steering Committee? <sup>^</sup>

The Steering Committee is a volunteer group of community members from different clusters who are committed to maintaining the integrity of the principles of community and environment with interest





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- Collaborative Governance – Inclusive engagement
  - Financial Stability
  - Environmental Stewardship and Sustainability
  - Improved infrastructure & Efficiency for the services
  - Enhanced Community Engagement

Be a part of the Steering Committee. We are seeking a few more members.

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## What is a cooperative, and what are the key benefits? ^

A cooperative, often referred to as a co-op, is an organization owned and democratically controlled by members who can be consumers. The specific activities and goals of cooperatives can vary across different sectors. They generally share common characteristics, including empowering community members by giving them a voice in decision-making, promoting transparency, and fostering a sense of shared responsibility. The Cooperative will also focus on sustainability, affordability, community well-being, and the longstanding values of our planned community. Posted 01/01/2024

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## What is the current status of the initiative? ^

As of January 1, 2024, the initiative is WELL ADVANCED in the planning and organizational stage. Time is of the essence. Committees are being formed, and feasibility studies are underway. Regular updates, including any meetings, will be communicated through community channels to keep residents informed, including [www.relaccoolingservices.com](http://www.relaccoolingservices.com), where you can review FAQs and submit questions as you like as we advance the initiative. Posted 01/01/2024

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## How will the transition impact my RELAC services? ^

The transition to a cooperative cooling service is designed to be seamless. Your services will continue without interruption, once customers sign the services agreement with the coop. The coop will manage the transition, ensuring a smooth handover from Reston RELAC LLC, while prioritizing continuity, affordability and service quality. Posted 01/01/2024

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business plan, and obtaining necessary operating approvals and permits. The RELAC Cooling Services Initiative will inform the Chairs of Cluster and Condo Associations, and those who have subscribed to our [mailing list](#), about milestones, timelines, and opportunities for input as we move forward. Watch this space. The timeline is comparatively short. 01/01/2024

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## Where can I find more information or ask specific questions? ^

Regular updates, documents, and contact information for inquiries are and will be available here on the official website of the RELAC Cooling Services Initiative. Community meetings and forums will also be organized for residents to voice their concerns and receive direct information in the coming weeks. We welcome invitations to present to groups and at Board meetings, and appreciate the opportunities to have done so thus far. We will send group emails to all customers who have emails on file with RELAC. Posted 01/01/2024

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## How can I get involved in the RELAC Cooperative Cooling Services initiative? ^

We encourage all residents to get involved by signing up for news, attending community meetings, providing feedback, and expressing interest in serving on committees. We are still recruiting two more members to the Initiative's **Steering Committee**. Please contact Simon McKeown at [simon@relacwatercooling.com](mailto:simon@relacwatercooling.com) Your active participation is crucial in shaping the future of RCCS. Posted 01/01/2024, Updated 01/04/2024

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**Sign up**

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RELAC Water Cooling Services - A Cooperative Initiative

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