

Waters Landing Electric Vehicle Charging Station Installation: Lessons Learned

The Electric Vehicle (EV) Charging Station Committee was formed to help homeowners install charging stations on their property.

Generally speaking, if you have a garage or driveway, you are free to install any type of charging station, and all you need to do is submit an AERC application for approval for any portion of the charging unit that is exterior to your house.

However, if you have a particular Townhouse or Condominium configuration such that you do not have a garage or a driveway, then you would likely benefit from the prototype effort that this EV Charging Station Committee has proposed.

Installation of an EV charging station would have to be performed in two stages.

The first stage is dedicated to the placement of materials on your own private property, and requires an AERC Application.

The second stage involves getting permission from the Waters Landing (WLA) Homeowners association (HOA). This is because these particular Townhouse/Condo configurations usually have a sidewalk and parking lot, which belong to the Association. This also requires an AERC Application (a common-ground Application).

For insurance purposes, homeowners would have to obtain additional Homeowner Insurance, and sign an indemnification agreement with the HOA.

These two documents can be found on the WLA Website: https://waterslanding.org/committees-1/WTP-_13276369-v1-WLA_-_EVRE_License_and_Indemn.pdf
Installation-Maintenance-and-Indemnification-A.pdf .

In simple terms, the Indemnification Agreement is a legal Document drawn up by the WLA Legal Counsel, and it makes the Homeowner responsible for any damage that their Charging Station might cause to the WLA sidewalk or parking lot.

Safety Considerations:

The extra insurance coverage is to ensure that the Homeowner can absorb the potential financial damage or injury to anyone as a result of their Charging Station.

Hypothetically, a person could get injured from tripping over a Charging Station electric cord, or electrocuted because the electric cord carries so much current. Note, WLA has contractors that must clear the snow/ice from the WLA owned Sidewalks, so an electrical cord that is hidden beneath snow could present a hazard to snowblower/operator.

Existing Prototypes:

Two members of the EV Charging Station Committee have volunteered to install a prototype charging station, in the Waters Edge Neighborhood and the Harbor Place Neighborhood.

These prototypes have a portion within their house, and another portion up to the edge of

their property-line, and a final portion that actually crosses over WLA HOA sidewalk, and into the WLA HOA parking lot.

Application Process:

Whether you have a garage/driveway configuration or not, you still need to submit an AERC Application.

The forms can be found on the WLA Website: <https://waterslanding.org/forms-%26-guidelines>.

It's only if you live in a Townhouse or Condo configuration that does **not** have a garage or driveway, that you would have to perform the **extra steps** to safely install your charging cable across the WLA owned sidewalk.

It is true that there will be some extra added expenses in order to accomplish this crossing of the WLA owned sidewalk. However, it is an investment that will most likely pay for itself within a year or so. This is because charging from your own home, and possibly during off peak hours, can be a substantial savings in the long term.

Installation process:

Here are some of the basic steps that need to be accomplished for the installation.

- a) Installation of a dedicated circuit breaker within your home (240 Volt breaker).
- b) An Electrician (Vendor) can be found on Thumb-tac.
- c) Installation of a junction box on the exterior of the Town home.
- d) The digging of the trench in the front yard; and associated burying of the wire from the junction box, to the property-edge. PLEASE BE SURE TO CONTACT MISS UTILITIES
- e) Installation of the charging-Pedestal at the edge of the property.
- f) The sidewalk "channel" product Vendor (NDS channel drain which is stocked at Lowes and Home Depot. They specifically make a "mini" width which is about right for a cable about 2" wide. It has a snap in plastic cover, as opposed to a channel with bristles, as is the case with the aluminum "StormGuard" made by a company in the UK).
- g) The actual installation of that "Channel" across the WLA-owned sidewalk & curb.
(Concrete Vendor is "Brothers", which is endorsed by WLA HOA.)

Lessons learned:

The jury is still out about how the channel performs in the snow & ice.

And there may also be some periodic maintenance to remove dirt/debris and leaves from the channel over time.

Recommended usage:

Best practices for the most economical charging is to get the phone Application that can control the timing of the charging of your EV. Like for example, with Potomac Edison, charging between the hours of 11:01pm and 5:59am can be about 4 cents/KWH cheaper.

Total installation Costs:

Total costs may be several hundred dollars, but the long term benefits will provide much more savings over time.

Conclusion:

The EV Charging Station Committee members are here to help you through the process, and possibly recommend some Contractors to use.

The AERC members will also be available to help with the application process.