

**WESTFORD REAL ESTATE MANAGEMENT, LLC**

348 Hartford Turnpike, Suite 200

Vernon, CT 06066

Tel: (860) 528-2885 Fax: (860) 528-2989

[www.westfordmgt.com](http://www.westfordmgt.com)

**TESTIMONY OF RICHARD WECHTER, CMCA, IN OPPOSITION TO SENATE BILL NO. 730**

**AN ACT PROHIBITING HOMEOWNER OR CONDOMINIUM ASSOCIATIONS FROM INTERFERING WITH OR PREVENTING INSTALLATION OF SOLAR PHOTOVOLTAIC SYSTEMS**

I am a Senior Vice President and Property Manager at Westford Real Estate Management, LLC where I currently manage approximately 1050 condominium units. I am also a member of the Legislative Action Committee of the Connecticut Chapter of the Community Associations Institute. I have experience with associations that have explored the possibility of installing solar energy panels on the roofs at their respective associations.

The General Assembly SHOULD NOT adopt Senate Bill No. 730. While the utilization of solar energy at homeowner or condominium associations is a worthy environmental goal, the language set forth in this proposed bill would destroy the carefully designed make-up of such associations, which provides for a duly elected board of directors to determine the proper utilization of common elements (roofs and grounds) whereupon the proposed solar energy systems would be mounted/installed. These common elements are the property of all unit owners and not the individual unit owner(s) seeking such installation(s). The proposed bill would constitute a complete abandonment of a properly constructed democratic system and permit the whims of individual unit owners to trample over the right of boards on behalf of all unit owners to be the caretakers of the common elements of an association. Boards are charged with the duty and responsibility to consider the structure and conditions of these common elements when considering any request to utilize the common elements by a unit owner. Individual unit owners have no such duty or responsibility. It has been my experience that roofs particularly suffer from damages resulting from outdoor compressor units located on the roofs at associations. To extend the invasion of these roofs to allow for solar energy systems, regardless of the environmental benefits, without the careful consideration by the elected governing body of these associations of all relevant factors would invite chaos and, quite likely, the voiding of roof warranties. Indeed, the proposed legislation would offer no ability on the part of associations to regulate how and by whom these solar energy systems would be installed, thus exposing associations to open ended liability.

I thank the Committee for the opportunity to offer this testimony.

Respectfully Submitted,

Richard Wechter, CMCA  
Senior Vice President  
Westford Real Estate Management, LLC