

## 3002 Searchlight Ln – Q & A

**Q: Is solar owned or leased?**

A: The solar is leased, though it can be bought out. The advantage to leasing is Renova Energy services the panels. The payment is \$237.98 per month and we are in year 7 of the lease.

**Q: How large is the solar installation?**

A: 9.18 Kw

**Q: Is the pool heated?**

A: The pool has a 440,000 BTU gas fired heater. It is oversized for the pool, which holds 11,000 gallons. The heater can raise the temperature of the pool 1 degree every 10 minutes.

**Q: What is the depth of the pool and what does it cost to heat it?**

A: The pool is 4 feet at the ends and tapers to 5 feet in the center. We don't heat the pool, but I would think having solar would mitigate any significant increase in the electric bill.

**Q: Was the spa added later? Is it on a separate control system?**

A: The spa was added at the same time as the pool and is connected to the same Jandy system. It has 32 jets, its own heater, and an ozonator that eliminates the need for chlorine and is better for your skin. We had it built separately so the pool didn't have to be heated all the time to keep the spa warm.

**Q: What is the average electric bill?**

A: The average varies with the amount of sun-to-clouds as you would expect with a solar system. It presently is on monthly averaging with Southern California Edison at \$321 per month with a credit balance of \$3100.

**Q: What is the monthly HOA fee and what does it cover?**

A: The HOA fee is \$150 per month. It covers the common area landscape maintenance, storm basins, and monthly street cleaning. It also covers street recoating when needed. With a corner lot, everything outside the walls to the street is the owner's responsibility.

**Q: Can the outer fence walls be changed?**

A: If an owner wishes to make changes in the walls without exceeding property lines or setbacks, he/she needs to download the forms and pay the required fees. The request then goes to the Architectural Review Committee for final approval.

**Q: How often is the yard and pool serviced?**

A: The yard, inside and outside the walls, is serviced twice monthly on Tuesday. The pool is serviced twice weekly on Tuesday and Friday. Fees vary by the companies chosen, but we pay \$150 per month for the gardener and \$175 per month for pool care.

**Q: Is the center island in the kitchen fixed?**

A: Yes, it cannot be moved.

**Q: Who did the kitchen remodel?**

A: Son Cabinets of Bermuda Dunes redid the kitchen in 2016. If you contact them, speak to Matt, the owner, who is very familiar with the project (he uses a picture of it in his magazine ads).

**Q: How is special about the kitchen microwave and coffee maker?**

A: The microwave is also a convection oven. The built-in coffee maker creates coffee, espresso, cappuccino, latte, milk froth, hot chocolate, and hot water. Each member of the household can customize the programs to their desires.

**Q: How old is the hot water heater?**

A: 6 years old