



# CCIOA Homeowner Education Notice

## Understanding the Power of Utility Rebates & Energy Efficiency

As part of our commitment to responsible community governance and fiscal transparency under CCIOA guidelines, the Board of Directors wishes to highlight how leveraging regional energy rebate programs directly benefits our association's financial health and your individual property values.

Our current initiatives with the **Community Office for Resource Efficiency (CORE)** and **Black Hills Energy** serve as a prime example of these benefits.

### 1. What are CORE and Black Hills Energy Rebates?

These organizations offer financial incentives, grants, and rebates to properties that implement energy-saving infrastructure upgrades. Rather than funding 100% of capital improvements through homeowner assessments, the HOA can offset a massive portion of project costs by meeting specific energy-efficiency standards.

### 2. Direct Benefits to Valley Pines HOA

- **Drastic Reduction in Capital Expenses:** By aggressively pursuing these programs, we have secured a commitment for **70% reimbursement** on our upcoming community attic insulation project. This allows us to protect our buildings' envelopes at a fraction of the market cost.
- **Subsidized Future Planning:** Before making major structural changes—such as transitioning to high-efficiency mini-split heat pumps—we must study the property's engineering layout. Our utility partners have committed to a **50% reimbursement** just to cover the cost of this engineering study, reducing our upfront administrative risks.
- **Compounding Long-Term Utility Savings:** Upgrades funded by these rebates permanently lower energy demand. Better attic insulation directly translates to lower gas and electric bills for both common areas and individual residential units, mitigating the impact of rising utility rates.

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### 3. Why This Matters Under CCIOA

A core duty of an HOA Board is the fiduciary responsibility to maintain common elements while managing association funds wisely. Utilizing rebates ensures that we:

1. **Preserve the Reserve Fund:** We maximize the lifespan of our community infrastructure without prematurely draining our reserves.
2. **Avoid Unnecessary Special Assessments:** Mitigating 50% to 70% of project costs means we do not have to rely heavily on the wallets of our homeowners for critical energy upgrades.
3. **Boost Insurance and Market Appeal:** Modern, energy-efficient, and climate-resilient buildings are highly favored by both structural insurance underwriters and future home buyers, keeping Valley Pines competitive and safe.