

Ventana del Mar Electrification Town Hall

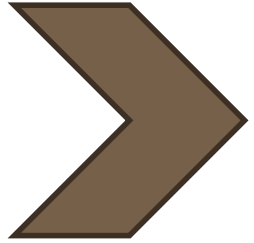
August 11, 2026

Erik Oliver
Board President



This meeting is being recorded for the benefit of both current and future owners
It will be posted as an “unlisted” video on YouTube

Agenda



Board presentation

Redwood Energy presentation

Q&A

HVAC consultation ahead

Context



Pressure to electrify

Regulatory (BAAQMD Zero-NOx 2027; CA Air Resource Board 2030)

Health and safety concerns

Climate change and desire for air conditioning

vs.

Our homes designed with significant natural gas appliances

Timeline



2023

Identified issue and indicated a freeze on electrical modifications

Searched for consultants

2024

Hired first consultant

2025 / 2026

Requested PG&E usage data for consultant; only ~30 units participated

First consultant ghosts us after we got requested data

Found and engaged Redwood Energy

Report delivery

Expected

2027 BAAQMD Zero-NOx rule

Delayed 12 months + some hydronic exceptions [[Apr 2026 staff report](#)] and [WG Page](#)

2030 CA Air Resource Board rules (still on track)

We Can Electrify...

...Owners Will Need Permission From the HOA



Comprehensive study by Redwood Energy shows adequate service

Static analysis: Right against the limits of our 800 Amp breakers

Dynamic analysis: Using the data owners shared, we can make it work

Architectural requests (ARC) and HOA approval are mandatory

Choices should be aligned with the Redwood Energy guidance

and provide

Details on how you plan to vent heat pumps and penetrate common area (stucco) must be described and will be closely controlled



No Mandatory Conversions by the HOA or the State

Only current regulatory push is to ban new gas hot water heater installation
aka “Zero-NOx” rule

Only applies when replacing the hot water heater

Ventana del Mar unit owners may be able to use some exceptions

But to switch out the natural gas water heater, you will need to replace the HVAC

We are also providing guidance on other types of appliances:

Cooktops, ovens, dryers, combination washer/dryers, etc.



Some Cautions

HVAC

No external compressors

You may need multiple heat pump units to heat/cool depending on your floorplan

Hot Water Heaters

Pick heat pump water heaters (HPWH) that vent front/sideways

Louvered doors at your water heater closet door may be helpful for greater efficiency

Other

Review the Redwood Energy guidance about electrification of other appliances

Submit ARC to Board for changes (this includes switching to electric stoves, etc.)

Journey Ahead



HVAC consultants

HOA has hired an HVAC specialist to provide more guidance

Will provide more recommendations around heat pump configurations to heat and cool our units

Garage charging

HOA continuing to investigate options for most units—remains challenging electricity is commonly metered

However, with HOA approval, units with attached garages may install 240V charging

Learning process for the HOA: how to efficiently review and approve requests

New experience for the Board, owners, and our management team

New technologies and developments may allow for greater options in the future

Today's presentation represents informed position based on by expert guidance, will evolve over time

Patience is a Virtue



We know there are several requests for air conditioning installs that have been pending

Happy to review now

And:

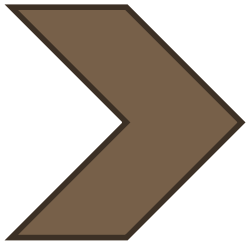
There are also a huge array of new offerings coming on the market

Also, we Association has hired an HVAC consultant may pay to wait for their guidance and/or volunteer to have your unit evaluated

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Redwood Energy Presentation

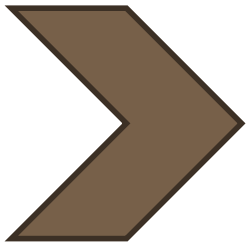


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Shortly after this meeting, copies of these presentations and additional Redwood Energy materials will be hosted at one or both of:

<https://portal.manorinc.com>

<https://www.ventanadelmar.org>

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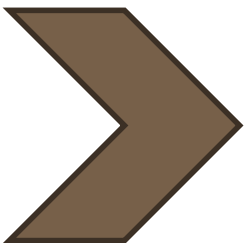
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HVAC consultation ahead



HVAC Consultation Ahead

Association is finalizing contract with Vayu and Shreyas Suhakar

Operates website Heat Pumped (<https://www.heatpumped.org>)

Runs a company providing consulting on HVAC and heat pump installation

Need volunteers from all floorplan types — more formal calls for volunteers shortly

Study requires a 1- to 1.5-hour visit per home for assessment – **Late Sept/Oct site visit planned**

Will measure and calculate actual heating load, duct condition, and provide plan-specific placement recommendations

Deliverable: recommendation for what to install and where, grounded in actual heating and cooling load, that owners and their contractors can discuss in preparing formal architectural requests to the Association

NOTE: This is not a final blueprint or similar for permitting, but rather floor plan specific practical guidance based on detailed measurements

If we get more than 1 volunteer per floorplan, then random selection will occur based on availability on the inspection date