SAVE FALLBROOK

A volunteer-led community task force opposing SDG&E's 500-kV Powerlink

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TO HOA BOARDS & MANAGERS

Urgent Action Required: Protecting Community Property Values & Safety Against High-Voltage Transmission Projects

Dear HOA Board Members and Community Management Teams,

As fiduciary leaders responsible for preserving property values, maintaining community safety, and advocating for homeowners, you face an unprecedented challenge. SDG&E's proposed $1.6 billion Golden Pacific Powerlink would place 500-kV transmission towers up to about 190 feet tall along residential boundaries, open space, and neighborhood access roads in Fallbrook and the surrounding valley. This is not merely a municipal utility discussion; it is a direct operational and financial risk to your common areas, master plans, and homeowners' investments.

Non-Political & Clear Fiduciary Scope

This is a health, safety, and welfare issue, not politics or pending legislation. Board members often ask about limits on HOA political involvement or legislative lobbying. Engaging on a utility project that affects your community is about protecting it:

- **Fiduciary responsibility:** Participating in utility siting proceedings is about protecting the physical assets, safety, and health of the community.
- **No political alignment:** Opposing or seeking mitigation for an infrastructure project at your boundaries is a regulatory defense of property, not partisan advocacy or a legislative endorsement.
- **Health, safety, and welfare:** Addressing wildfire threats, structural hazards, evacuation bottlenecks, and loss of home values is a core obligation of every residential board.

Boards with specific questions should confirm them with their association's counsel.

Why HOA Board Engagement Is Critical

- **Property value defense:** High-voltage industrial infrastructure next to homes can depress property values, extend days on market, and shrink the buyer pool, affecting assessments, reserve planning, and the neighborhood's future.
- **Wildfire and evacuation risks:** Running 500-kV lines through high-wind areas and open space adds wildfire hazards. Towers near homes restrict aerial firefighting and can compromise key evacuation routes during an emergency.
- **Duty to protect common elements:** HOAs exist to protect shared assets, greenbelts, and the quiet enjoyment of the community. Silence from community associations can be read by utility developers and state regulators as passive consent.

Recommended Action Plan for Boards and Management

Your board does not need to navigate this alone, but formal involvement is essential to protect your association's standing:

- **Pass a board resolution:** Formalize your community's position on new transmission lines near or through your neighborhood to protect health, safety, and property values. We will post it on savefallbrook.org.
- **Educate homeowners:** Keep residents informed through newsletters, email, and portal updates on proceedings before the California Public Utilities Commission (CPUC).
- **Let the community post our signs and banners:** Message and protect what is ours.
- **Unite with community coalitions:** Partner with Save Fallbrook to pool resources, share information, and present a unified front before decision makers.
- **Participate in regulatory proceedings:** Submit formal written comments as an association during CPUC scoping meetings and the Certificate of Public Convenience and Necessity (CPCN) review.

When HOA boards unite to protect their boundaries, safety, and home values, they create a record that asks state regulators to require lower-risk, non-wires alternatives to the project itself.

We strongly urge your board to place this topic on your next executive or general meeting agenda. We would be happy to present our strategy to help you protect your homeowners.

Sincerely,
Save Fallbrook