



Filing Receipt

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July 27th, 2023

Testimony

To Whom it May Concern,

Attached is the statement of position of the Shale Creek Homeowners Association, Inc. The HOA and its Members are opposed to the transmission lines proposed by Oncor to be placed on links P1 and P4.



Reasons for opposing overhead powerlines:

The Homeowners in the Shale Creek Community **strongly oppose** the installation of overhead powerlines included in the Ramhorn Hill – Dunham 345kV Transmission Line Project. The Association has performed some extensive research regarding overhead versus underground power lines, and it has found that cost and not safety is the main factor for a utility company choosing overhead versus underground lines. The Homeowners in our Association are adamantly opposed to overhead powerlines for this as well as numerous other reasons we have outlined below. We respectfully request our concerns be taken seriously.

1. **Decreases property values.** A study from as far back as 2018 from the Journal of Real Estate Research found that homes near high-voltage power lines sell an average of 44.9% less than other equivalent homes. Even lots that are at least 1,000 feet away from transition lines tend to sell for more than 17% less than other equivalent homes; and
2. **They emit humming noises;** and
3. **Health Concerns.** Whether founded or not, many owners voice concerns as to what overhead power lines might do to a person's health. Several homeowners may have existing health concerns and those who do not, are concerned overhead power lines may lead to health concerns later. There are widespread concerns that the electromagnetic radiation generated by power lines causes cancer. Scientific research is underway even today to confirm these claims. Burying power lines below ground eliminates downed power line problems as well as electrocution dangers. Below ground power lines also will eliminate any health concerns surrounding residents might have; and
4. Homes with power lines over or near their Lots sometime result in stricter requirements for owners. Although that may not be an issue here, it is still a concern of those owners whose lots will be adjacent to the power lines; and
5. They are generally simply unpleasant to look at and see.

The Association is committed to doing what is best for its residents. We are **opposed** to overhead power lines and propose that Oncor Electric be required to install below ground power lines which in the long-term scheme of things, would be an infrastructure investment to Oncor, provide more reliable service with less likelihood of power outages due to weather, etc., and be what is best for all and not just the opinion of a select few.

Sincerely,

Essex Association Management L.P.

On behalf of all Residents at Shale Creek Homeowners' Association, Inc.