



Oshara Village News

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Energy Efficiency

Should you replace the incandescent light bulbs you use most with compact fluorescents?

Absolutely. Energy-efficiency measures like switching out a lightbulb or buying an Energy Star-rated appliance can reduce your energy use - and your utility bills - by 10 to 90 percent. Because many of our worst environmental troubles - smog, oil spills, carbon emissions and the like - are associated with energy production and use, the home purchasing decisions you make have a direct affect on the world around you.

In Focus

The Earth Institute at Columbia University brings together talent from throughout the University to address complex issues facing the planet and its inhabitants, with particular focus on sustainable development and the needs of the world's poor. The Earth Institute is motivated by the belief that science and technological tools already exist, and could be expanded, to greatly improve conditions for the world's poor while preserving the natural systems that support life on Earth.

Under the direction of international economist Professor Jeffrey D. Sachs, the Earth Institute supports pioneering projects in the biological, engineering, social, and health sciences, while actively encouraging interdisciplinary projects — often combining natural and social sciences — in pursuit of solutions to real world problems.

For more information go to
www.earth.columbia.edu

Oshara Phase I - Latest News

- Progress is being made on site and Phase 1 is on schedule. We expect construction to begin December 2006
- Builders are excited about being a part of our sustainable community and many aspects of sustainability will be addressed.
- Talk about green features
- Actively working with builders and we expect plans to available for preview by Nov. 1
- People interested in custom build we are ready to connect you with a builder.

Oshara Custom Homes - Now Available



Anyone interested in purchasing a custom home in Oshara is now encouraged to contact us. We will connect you with a builder.

Solar Energy Is Hot! -

By: **Stephanie Foster** -

No doubt you've heard plenty about solar power but always thought it was too expensive, aside from minor uses in the now popular garden lighting systems. However, with fuel prices climbing and solar cells becoming more reasonable, adding solar power to your home is a great, long term solution to high energy bills.

That isn't to say they're cheap. Before rebates, it typically takes 12 or more years for a homeowner to make their investment in solar panels back. That's much longer than the average person is willing to wait. However, many states now offer rebates, so the final cost to the homeowner is much less than it use to be. The rebates vary from state to state, so it's impossible to say how much of an impact they have overall. There may also be federal incentives.

Solar panels are also steadily becoming more efficient. They produce more energy than they used to. They require relatively little maintenance, many of which you may be able to do yourself. This helps to make them very cost effective.

Oshara Links

For Your Information

[Affordable Housing Agreement](#)

[Covenants Conditions & Restrictions Homes](#)

[Covenants Conditions & Restrictions Oshara Community](#)

[Reclamation Plant](#)

[Location Oshara Village](#)

[Plat Lot Layout Area 1](#)

[Plat Lot Layout Area 2](#)

[Plat Lot Layout Area 3](#)

[Plat Lot Layout Area 4](#)

[FAQ'S](#)

[Housing Choices](#)

Our website, www.osharavillage.com has recently been updated. We invite you to take a look as there are answers to many of your questions.

[Contact Us](#)

<http://www.osharavillage.com>

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Solar energy isn't just for making electricity. You can use it heat the water for your swimming pool or heat your home. There are many options available for those who are interesting in building an energy efficient home without sacrificing comfort.

Solar power is much, much cheaper than it used to be, as prices have fallen by 90% since the 1970s. That doesn't make it cheap - yet! - to install enough photovoltaic cells to power a house, but in some areas the incentives given to install solar cells cuts the overall cost to the homeowner about in half.

To decide if solar energy is right for you, take some basic figures into consideration.

- Check your energy consumption. You need to know how big a system you will need to power your home. Make sure you consider your highest consumption levels and the possibility that it will grow somewhat.
- Find out how much a photovoltaic system to meet your need will cost you. The size will depend both on your energy need and on the available sunlight (solar resource) in your area.
- Consider whether your system will be on the grid or off. On the grid has the advantage that you can sell when you have an excess and buy electricity when you don't have enough, while with an off the grid system you have a battery to store your excess.
- Consider what the environmental benefits are worth to you. This is a personal factor rather than a direct economic one. It won't save you money, but knowing that you're contributing a little less to pollution might change how you feel about the expense.

Choosing to use solar power in your home is an investment you can appreciate on many levels. Over a number of years it will save you money as you generate environmentally friendly energy. It's not cheap to get started, but when you combine the environmental benefits with decreasing your reliance on fuel costs you can certainly appreciate the possibilities.

Solar & Photovoltaic (PV) Systems. Long the domain of off-grid pioneers, solar electric or PV systems are now available to urban homeowners. Although PV systems can be expensive, several factors are improving their cost-effectiveness. Local, state, and federal incentives can significantly reduce the initial cost of a PV system. Check out this [database](#) for a state-by-state breakdown of incentives.

Many utility companies also offer incentives to homeowners who install PV systems on their roofs. Although this may seem counterintuitive, PV systems are most efficient and effective at the very times that conventional utility grids are most strained—on hot, sunny summer afternoons. And, best of all, PV systems create no pollution.



