

**From:** [Kevin Lovett](#)  
**To:** [Kevin Lovett](#)  
**Subject:** Cross Creek 200 Building Electric Breaker Panels  
**Date:** Wednesday, October 30, 2019 12:39:03 PM  
**Attachments:** [image003.png](#)  
**Importance:** High

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Dear Cross Creek 200 Building Owners,

It has come to our attention that the original unit electric panels installed in the Cross Creek 200 building units were the “Federal Pacific Electric (FPE) [circuit breaker panel](#) with Stab-Lok circuit breakers”. These panels and breakers have a history of breaker malfunction and serious fire risk. There are many articles on line with regard to the safety concern of this panel:

-[https://www.washingtonpost.com/lifestyle/home/despite-previous-safety-concerns-this-circuit-breaker-is-still-in-homes/2018/05/08/8927af86-4ef9-11e8-b725-92c89fe3ca4c\\_story.html](https://www.washingtonpost.com/lifestyle/home/despite-previous-safety-concerns-this-circuit-breaker-is-still-in-homes/2018/05/08/8927af86-4ef9-11e8-b725-92c89fe3ca4c_story.html)

-<https://www.hoffmannbros.com/electrical/panel/fpe-stablok-breaker-replacement>

-<https://www.angieslist.com/articles/are-federal-pacific-circuit-breaker-panels-safe.htm>

In the efforts for safety for all unit occupants and per guidance from the Cross Creek HOA Governing Documents and Legal Counsel, the Cross Creek HOA is requiring all 200 building owners to remove their existing Federal Pacific Electric (FPE) [circuit breaker panel](#) with Stab-Lok circuit breakers and replace with a new panel with new breakers by March 1, 2020.

The “fix” is to have a licensed electrician replace your panel. The cost is anticipated to exceed \$2,000.

Individual unit electric breaker panels are the individual unit owner responsibility. A permit must be pulled for the panel replacement.

If you need an electrician, there are many available in Summit County to include:

Schmidt Electric 970-485-3058

Triangle Electric, 970-453-5424

All Electric 970-453-2688

Thank you,  
Cross Creek HOA

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