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1/28/2006

TO THE ARIZONA CORPORATION COMMISSION

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To: Docket Control Division
C/o: Judge Dwight D. Nodes
Docket No. W-03514A-05-0729

2006 JAN 30 P 3:50

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From: James E. Dunne
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AZ CORP COMMISSION
DOCUMENT CONTROL

My name is James Dunne (I), and as an intervener in the Whispering Pines Fire District (WPF) variance to the moratorium on new service connections for Payson Water Company (Brooke, Payson, Company), I am submitting this letter as requested by the AZ. Corp. Comm. (ACC).

In the brief time as a property owner of less than one year, here is what I have been through.

- In January 2005, I was negotiating a price with the seller of Lot 43 & 44.
- I started getting prices from local companies for a septic system (Stodghill Excavating) and a well (B&M Well Drillers) bids available.
- Then I called Brooke Utilities to compare costs before I made my final offer.
- I was told I was by the Companies receptionist, to call a Mr. Dean Schaffer's office.
- I called for Mr. Schaffer, but he wasn't in and didn't return my call.
- When I called him back the second time, the woman that answered (a Rachel) informed me that I another woman (Maria or Francis) would call me back.
- One of them did in fact call me back; but I didn't take her name down (I didn't think I would need to) because it was a standard water service account start up that I've done numerous time in my life.
- The Companies representative said that for under \$500.00 (a deposit, meter fee and service charge), I could have the service on in two weeks.
- After closing on the property in March 2005, I call Brooke to schedule my service connection and the new woman that answered said in a very inquisitive and harsh tone, "Who told you that!"
- After telling her what I was told about the \$500 connection, she said, "No you can't, no one can get tied into the system".
- This dramatically changed the value of the lot to me and anyone else that would have called Brooke, and received the same mixed up information from the Company.
- Who do I go to now to recoup the money that I over paid for the lot, going on their information?
- The starting price for the well was \$8,400.00 less the -\$500.00 I planned on = \$7,900.00 that I over paid.
- I now found out that Brooke was to tie the two wells together over 17 years ago. As a contractor, I know that when I sign contracts, I'm held to them no matter what.
- I think for everyone who owns property in Geronimo Estates, tying the two wells together and a storage bladder is the first thing that we all need.
- I hear that we may be able to get a 50,000-gallon storage bladder for approximately \$25,000. I am completely in favor of a \$100 per lot assessment of the 252 lots, to achieve adequate storage and service.

Dated this 28th day of January, 2006

Jim Dunne Lot#43&44

1/28/2006

Copies of the foregoing mailed/delivered
This 28th day of January, 2006 to:

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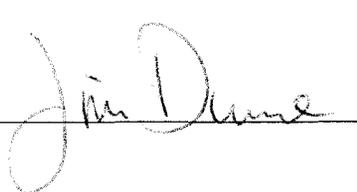
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By:  Jim Dunne Lot #43 & 44