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FIRE SAFETY EDUCATION COMMITTEE
OF
STARLIGHT PINES

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Arizona Corporation Commission

DOCKETED

ARIZONA CORPORATION COMMISSION
DOCUMENT CONTROL

DEC 16 2003

Mr. Marc Spitzer, Chm.
Arizona Corporation Commission
1200 W. Washington
Phoenix, AZ 85007

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Dear Mr. Spitzer,

Thank you very much for your reply and explanations regarding my previous letter to the Commission stating our concerns and questions in the Starlight Water Co. rate increase issue. It is always gratifying, as the "little guy", to learn that our elected officials are aware of and responsive to our needs and concerns.

We would very much appreciate your continued attention to the questions which were raised and especially to the upcoming audit of the Starlight Water Co. and the sales to the Pine-Strawberry area. We will expect to hear from you in regards to this issue. The situation has been made quite vivid to us with the conflagrations currently going on in California, knowing that we could be in a similar situation with the bark beetle inroads and an inability to stem that due to the very high water rates. We continue to work diligently with our property owners in educating them to the necessity of thinning, trimming, raking, and creating "defensible space" on their properties.

I would like to bring two other items to your attention:

1. Attached is a compilation of water rates in Northern AZ as well as other parts of the state. As you can see, we have by far the highest rates, which is still very hard to accept.
2. The Starlight Water Co. serves six (6) subdivisions in the area with the following numbers of lots:

Starlight Pines = 613 lots
 Starlight Pines Ranchettes = 125 lots
 Pine Canyon = 245 lots
 Blue Ridge Estates = 193 lots
 Timber Ridge Ranches = 16 lots
 Tamarron = 385 lots
 Total # of lots = 1577

Of these, only Starlight Pines and the Ranchettes are "sold out" and basically out of the hands of the developers. The others have water line and fire hydrant infrastructure in place, with the exception of Tamarron which is being developed at present.

We do not know how many water meters are in use in these other developments, thus giving a number of actual users, but a brief survey indicates approximately 20-25%. In Starlight Pines, under half are metered. The actual number of people paying the bills for all of this is relatively small - mainly the full time and half-time residents. Full-time-occupied residences are approximately 65 total in all of the subdivisions. Many have no full-time people. This is out of the previously mentioned 1577 lots.

Is there any provision in the ACC regulations or AZ law that would provide for an annual fee for "availability of water to the property" that would help to provide for upkeep to the water system and fire hydrants, even though a residence is not on the property? All property owners benefit from the presence and potential use and safety features of the water system, yet the cost is born only by the metered rate payers.

I would appreciate your answers to these concerns and questions. All of the information received is passed along to our property owners and helps them to better understand and cope with the decisions made by the ACC.

Again, thank you for your previous reply, and I look forward to hearing from you in the near future.

Sincerely,



Paula D. Yeary, Chm.
Fire Safety Education Committee
HC 31 - Box 1325
Happy Jack, AZ 86024
928-477-3052 (h)

Attachment

WATER RATES FOR NORTHERN ARIZONA

August 2003

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COMPANY NAME	SECURITY DEPOSIT	MO. MIN BASE RATE	RATES PER 1000 (M)	AVERAGE BILL PER MONTH	OTHER INFO
Arizona Water Co. Sedona/Oak Creek Pinewood/Munds Park Rimrock	\$50.00 or letter of credit	\$15.70 \$19.86 \$16.10	\$1.66 \$3.69 \$2.50	N/A N/A N/A	
Ash Fork Water Service	\$60.00	\$11.00 1st M	1+ - \$3.59	\$24.00	\$7.00 bulk rate
Bellefont Water Company	varies	\$26.00	1-4- \$2.79 4-10- \$4.19 10+ \$5.02	N/A	\$6.00 bulk rate
Camp Verde Water System	\$0	\$23.75	0-50- \$3.35 50+ \$5.70	N/A	
City of Flagstaff	varies	\$6.48 3/4 meter	0-5- \$2.83 next 10- \$3.32 over 15- \$4.71	\$45.00 *	* includes sewer and trash
City of Holbrook	\$75.00	\$2.50	\$1.65 Sept-Feb \$1.35 Mar-Aug	\$21.00	
City of Page	\$35.00	\$4.00	\$1.95 \$2.10*	\$43.22 includes sewer & trash	* rate for consumption in excess of winter average
City of Williams	\$75.00	\$9.27	1-10- \$4.65 10-20- \$4.89	\$30.51	
Doney Park Water	\$83.00 refundable w/ int. total set-up- \$114.92	\$18.75 1st M	1001-5- \$4.30 5+ \$6.90/\$8.63 *	\$30.00	* \$8.63 during summer months
Forest Highlands Utilities	one time \$12000.00 *	\$0	\$2.00	\$75.00 w/sewer	* capital contribution non-refundable

WATER RATES FOR NORTHERN ARIZONA

August 2003

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COMPANY NAME	SECURITY DEPOSIT	MO. MIN BASE RATE	RATES PER 1000 (M)	AVERAGE BILL PER MONTH	OTHER INFO
Kachina Utilities Kachina Village	\$100 refundable \$35 non-refundable \$135 total w/existing meter	\$14.05 water \$18.73 sewer	1-3- \$1.04 3-5- \$1.56 6-9- \$3.12	\$50-60 includes sewer	
Ponderosa Utility Co. Mountainaire	\$55.00	\$21.00	\$3.30	\$35.00	
Starlight Water Co.	\$55.00	5/8, 3/4 meter \$33.70	0-4- \$3.50 4-10- \$5.00 10-50- \$8.00 50+ \$10.00	N/A	
Town of Jerome	\$73.09 *	none	set price- \$24.70	\$24.70	* includes sewer
Tusayan Water Development Assoc.	\$0, one time fee of \$500.00	\$0	\$18.50/\$45.00 *	N/A	* depending on which of the 2 systems used
Wilhoite Water Co. Kirkland	\$70.00	\$12.46	0-6- \$4.40 6+ \$5.50	\$34.46 + tax	

WATER RATES FOR PHOENIX METRO AREA

MUNICIPALITY	MONTHLY SERVICE CHARGE	RATES PER 1000
Town of Gilbert	unknown	0-20- \$0.82 21-30- \$1.07 31+ \$1.21
City of Mesa	3/4 meter \$8.48	0-12- \$1.70 12+ \$2.55
City of Scottsdale	5/8 meter- \$10.92 3/4 meter- \$15.06	0-7.5- \$1.28 7.5+ \$2.33 0-8.3- \$1.28 8.3+ \$2.33

RATES PER UNIT (748 GALLONS)

City of Phoenix

5/8 meter \$5.16 inside city *
 5/8 meter \$7.74 outside city *

* the monthly service charge includes
 6 units of water for Oct-May, and 10
 units of water for Jun-Sept.

low months- Dec, Jan, Feb, Mar- \$1.26 inside city, \$1.89 outside.
 med. months- Apr, May, Oct, Nov- \$1.49 inside, \$2.24 outside
 high months- Jun, Jul, Aug, Sep- \$1.89 inside, \$2.84 outside

an environmental charge is applied to all usage per unit:
 \$0.11 inside city, \$0.17 outside city