

ORIGINAL

Beaver Dam

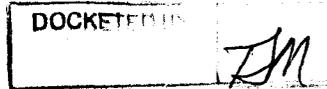
PROPERTY OWNERS ASSOCIATION
c/o Community Association Management
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Arizona Corporation Commission

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ARIZONA CORPORATION COMMISSION
DOCKET CONTROL

August 15, 2012

Arizona Corporation Commission (Docket Control)
Commissioners Wing
1200 West Washington
Phoenix, AZ 85007-2996

RE: Docket # W-03067A-12-0232 Beaver Dam Water Company Requested Water Rate Increase
ASSOCIATION MEMBER RESPONSE: Jay Hitchcox

Dear Commissioners,

The contracted parties in the aforementioned case is between **Beaver Dam Water Company** and **Beaver Dam Property Owners Association**. Since **Beaver Dam Owners Association** is an Owners' Association, every one of the 189 members of the Association have an equal say, vote and share within the Association. I have received feedback from the above Member/Property Owner in the **Beaver Dam Property Owners Association** regarding the proposed Water Rate Increase. We ask that you enter this Member Response into your official record for review and consideration of the Commission.

Thank you for your time and effort in consideration of this comment.

As Directed By The *Board of Directors*,

Tiffany Olson, *Community Association Manager*
BEAVER DAM PROPERTY OWNERS ASSOCIATION

July 28, 2012

Dear Commissioners

I have talked to Bob Frisby and received a letter from him stating some of his rationale, but I still have issues with his proposal that he will not answer. My main concern is that I fail to see any value added to the homeowners by him simply changing the way he bills us. His costs are going up needlessly by adding meter readers, office personnel to prepare the bills, and keep the paperwork straight. There is also the cost of envelopes and postage to consider plus other administrative costs.

If this proposal is approved, we will still get the same service that we currently receive, but with a 50%+ increase in our water rates. Only Bob Frisby could think that is fair to us senior citizens.

I fail to see why such an increase could even be considered when the economy is in such turmoil. We are talking about a 55+ community where we are all on fixed incomes and are hit the hardest by the economic downturn.

We also do not need the portion of main line that was lost in the flood replaced. That would totally be a waste of money. The people I have talked to never intend to try and reclaim their lots anyway. There are simply too many things working against anyone who would propose rebuilding in that area. For starters, I can't imagine them getting a building permit if they applied. That area was totally destroyed by the flood of 2010.

My thought is that this proposal was not thought out very well, and a feasibility study should be performed before any rate increase is considered. It seems to me that this is simply a way to make a quick buck off a captive audience. If this proposal is approved, we may be forced to seek water from other sources. Either contract with another company or start our own water company, as his proposal is totally unacceptable to this community and is unnecessary.

We currently have two irrigation wells which tested safe for drinking water. It appears that Mr. Frisby's loss of revenue from our owners drilling our own irrigation wells in 2009 is the main reason he is seeking a rate increase at this time. Before 2009 we got all our irrigation water from his company. Another well is not out of the realm of possibility as a last resort.

We would be happy to continue with the current setup, with a minimal increase of say 10% or so in rates if that is what is necessary. The single meter system works well for our community, and I see no reason to add unnecessary costs to the homeowners or the water company by going to separate meters for each lot.

Thank you

Jay Hitchcox