

Beaver Dam

PROPERTY OWNERS ASSOCIATION
c/o Community Association Management
410 E Tabernacle, Suite B, St. George, UT 84770
(435) 674-2002 / FAX (435) 674-1676



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ORIGINAL

August 15, 2012

Arizona Corporation Commission

DOCKETED

AUG 24 2012

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

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| DOCKETED BY | <i>mn</i> |
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**RE: Docket # W-03067A-12-0232 Beaver Dam Water Company Requested Water Rate Increase
ASSOCIATION MEMBER RESPONSE: Robert and Karen Kuhn**

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

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

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ARIZONA CORPORATION COMMISSION
DOCKET CONTROL

July 3, 2012

Arizona Corporation Commission - Utilities Division (Case ## W-03067A-12-0232)
Commissioners Wing
1200 West Washington
Phoenix, AZ 85007-2996

RE: Beaver Dam Water Company Application for Rate Increase - Homeowner opposed to rate increase-
(Case ## W-03067A-12-0232)

Dear Commissioners,

We are property owners in the Beaver Dam retirement community and writing to outline our opposition to the rate increase requested by the Beaver Dam Water Company. We are opposed to this rate increase for several reasons as outlined below:

- 1) The Beaver Dam Water Company was granted a very significant rate increase in 2008 that had a negative impact on people living on a fixed income in this community. This increase will do the same and place hardship on most of the people living in this community and will do so without sufficient justification for a rate increase.
- 2) The Beaver Dam Water Company is claiming they operated at a loss due to the cost associated with delivery the water. However, they have requested to use only one specific year in the cost analysis. This is highly skeptical because it clearly shows the company only wants to look at a small expense window when they had short term high costs due to flooding which is not normal. Also, it would be more appropriate to look at a 5 year period of average costs to determine if they are operating at a loss as claimed.
- 3) The Beaver Dam Water Company also outlined a significant change in the way water is delivered to our community and it is unclear as to why they want to make this change other than to increase their profit with no benefit to residents. We currently have a large meter that provides water to all of our units. The company now wants to place a meter on each property and charge us much more than even this proposal states because there would be individual billing. This does not make sense for our community to move to this model of billing and increase our water rates this high.

Based on everything we have learned to date, we see no justification for a rate increase based on the service being delivered and see no reason at all for our community to move to individual meter billing. Both of these plans would create a significant impact on the people living in our community.

Please take our input into consideration when making you decision and reject this increase request.

Sincerely,

Robert and Karen Kuhn
Lot # 18
301 Arrowhead Loop
Beaver Dam, AZ 86432