

OPEN MEETING AGENDA ITEM



0000154915

Arizona Corporation Commission
DOCKETED

JUL 22 2014

July 15, 2014

Arizona Corporation Commission
Utilities Division
1200 West Washington St.
Phoenix, AZ 85007-2996

RECEIVED

2014 JUL 22 A 9:06

DOCKETED BY 

Dear Chairman BOB STUMP, Commissioners GARY PIERCE, BRENDA BURNS, BOB BURNS and SUSAN BITTER SMITH and Staff,

RE: Docket Nos. W-01303A-09-0343 and SW-01303A-09-0343

As you have an open hearing on the above Docket scheduled for July 22, 2014, We Russell Ranch residents are requesting a review of our extremely high Epcor water/wastewater rates as part of this hearing. As many of you probably remember from the hearings in 2009-10, our developer built the treatment plant here in Russell Ranch before having to turn it over to Arizona American Water (now Epcor). The developer recouped his cost of this plant by adding prorated amounts to the selling price of each lot. Therefore as purchasers of lots in Russell Ranch, we paid for this plant and we understood we would be paying only for the future operation and maintenance of this plant.

Since the changing of the Agua Fria's rates at the above hearings (which many of us protested and asked for some relief) our water/wastewater rates have gone completely out of reason and many times more than rates in almost anywhere else in Arizona. This is having a huge impact on the value of our properties and any potential buyers. Since the "Recovery" began in 2009 only one new home has been built in Russell Ranch, a subdivision of over 300 properties. Several homeowners near us sold or abandoned their homes citing high water bills as a primary reason for leaving. Some of the bills from Epcor for water/wastewater were over \$800 for just last month. This is before additional rate increases starting July 1 and another scheduled for 2015. Our personal wastewater bill was nearly three times the very high water bill. We have made every effort to minimize our water use including removing all grass and high water use plants. We even rejoined a local health club where we now take all of our showers! Would you buy this property when realizing the cost of maintaining landscaping and pools? This does not take in the costs passed on to us through the HOA for subdivision common areas. Water costs for some home owners have escalated from a car payment to a mortgage payment!

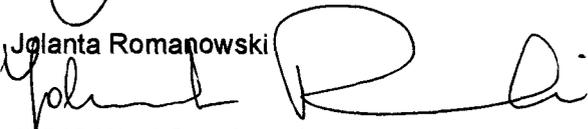
At the 2010 hearing, you requested Epcor do a cost analysis of the operation of the Russell Ranch treatment plant. Please review these costs and let us have some relief. And please disregard the latest Epcor hogwash that such an analysis would cost \$350,000. We paid for our treatment plant once, and we should not pay for it again nor should we be paying for treatment plants in other areas that we do not use. It is only common sense that users should be paying for the plant they use.

The Commission's attention to these matters is appreciated.

ORIGINAL

Sincerely,


James Palmer


Jolanta Romanowski

17918 West San Juan Ave
Russell Ranch
Litchfield Park, AZ 85340
520-548-6117