

SW-01303A-01-0343
W-01303A-01-0343



Jessica D. Perry

From: sjmicrosmith@aol.com
Sent: Friday, August 15, 2014 10:08 AM
To: RBurns-Web
Subject: We Oppose Epcor's Proposed Combining Rates

REC'D
AZ CORP COMMISSION
DOCKET CONTROL
2014 AUG 15 PM 3 19

Dear Commissioner Burns:

We bought our first home in Sun City West in 2001. When we chose to live in Sun City West we looked very carefully at everything that should effect our lives there; cost and condition of the house, the costs connected with living in it, which included: the taxes, power, water, garbage, sewer, and other related expenses. We were satisfied with what we found. We understood that Sun City West had its own facilities and we understood the cost of them and found them satisfactory for our needs. We, along with many of the other residents in Sun City West, are winter residents and live less than a year (most less than 6 months) in our homes here. Residents do not generate any waste water to be disposed of during the time they are gone, but are required to pay for it, along with a water charge, during their time away.

We see **ABSOLUTELY NO JUSTIFICATION** in combining rates with other NON RELATED COMMUNITIES to help pay for their particular problems, situations, and rates when they have different problems/situations to deal with that we have no control over.

We have several neighbors here who we know LIVE ON VERY LIMITED INCOMES and any kind of increase of this kind I think is unconscionable and will effect their ability to have a comfortable life.

Please leave things as they are and not having one person paying for a stranger's waste water or other cost.

Sincerely,
Tom and Suzanne Jones
13919 W. Trail Ridge Dr.
Sun City West, AZ 85375

ORIGINAL

Arizona Corporation Commission
DOCKETED
AUG 15 2014

DOCKETED BY

CC:
Gary Pierce, Commissioner - pierce-web@azcc.gov
Brenda Burns - Burns, Commissioner - bburnsweb@azcc.gov
Bob Stump, Chairman - stump-web@azcc.gov
Susan Bitter Smith, Commissioner - bitterSmith-web@azcc.gov
Bob Burns, Commissioner - rburns-web@azcc.gov

The mailing address is:

EYEO-NO-ASOZIO-UIZ

~~EYEO-NO-ASOZIO-UIZ~~
Commissioners Wing

1200 W. Washington - 2nd Floor
Phoenix, Arizona 85007

Jessica D. Perry

From: Charles Ulbricht <uottoc@gmail.com>
Sent: Friday, August 15, 2014 9:56 AM
To: RBurns-Web
Subject: WATER RATE INCREASE

MY WIFE AND I HAVE LIVED IN SUN CITY WEST FOR GOING ON 14 YEAR'S, OUR ASSOCIATION TERRACE WEST , HAS REMOVED ALL GRASS AND INSTALLED GRAVEL, PLANTED DESERT SHRUB'S AND TREE'S, REGULATE OUR WATER USE WITH METER'S AND TIMER'S. WE ARE DOING OUR PART TO CONSERVE WATER . I DO NOT AGREE THE WE SHOULD HAVE TO SUPPORT OTHER COMMUNITIES THAT DO NOT PRACTICE GOOD WATER CONSERVATION.

OTTO C & JOYCE ULBRICHT
1540 WEST BLUE VERDE DR.
RESIDENTS OF TERRACE WEST
SUN CITY WEST, AZ

Jessica D. Perry

From: Judy Mullins <jpmullins@cox.net>
Sent: Thursday, August 14, 2014 10:19 PM
To: RBurns-Web
Subject: Full Consolidation Support - Docket No. SW-01303A-09-0343

Attn: Commissioner Burns.

It's unacceptable that the ACC (chairman and commissioners) has allowed water/sewer rates in Verrado to escalate to a point where they have created "hardships" on our residents and have become a major deterrent to prospective homebuyers. These rate increases are driving homebuyers out and not bringing them in. It is definitely not helping an already weak housing market and slow recovery in general.

My husband and I have lived in Verrado since 2005. I list and sell homes in Verrado specifically as an independent contractor and Realtor for Coldwell Banker Residential Brokerage. I can assure you, the ACC's Decision No. 73227 for the deconsolidation of the Anthem and Agua Fria Wastewater Districts (Docket 09-0343) has affected real estate business here in a very negative way. Not a day goes by while discussing Verrado with potential clients, new homeowners and eventual tax payers in our state, the concern and questions that arise regarding the exorbitant costs of water/sewer here. This has not only been an issue for Verrado but all of the other home communities within the Agua Fria Wastewater District.

If the ACC continues to put homeowners in a position where they can't afford to live in a community and the various districts, they will simply relocate and our cities/counties will pay the price. The impact of the ACC's decision to allow these ever-increasing rate hikes extends well beyond a homeowner's pocketbook into an entire community by not being able to patronize local grocery stores, restaurants, businesses, etc as freely as they would like.

As you know, at the July 22 Arizona Corporation Commission (ACC) Open Meeting, the Commission approved a staff recommendation to re-open the EPCOR wastewater rate case for EPCOR to explore and respond to three options/alternatives the ACC identified as 1) Full consolidation of the five wastewater districts, 2) Full Consolidation, or further separation of, the Agua Fria wastewater district and 3) Re-consolidation of wastewater services for Anthem and Agua Fria.

Based on EPCOR's response to the Commission decisions as was represented before the ACC on August 8th, EPCOR noted they "continued to support FULL CONSOLIDATION of its wastewater districts as the best long-term solution to address the concerns raised by its customers, but more importantly as the "most equitable approach" in the long term for establishing rates to recover the reasonable expenses and capital expenditures that will ultimately impact every district at some point in the future." Based on the future growth factor of all of these districts, a decision that addresses long-term needs is far more reasonable and fair than a "short-term" solution for an individual district's needs.

FULL CONSOLIDATION would be a responsible and strong start in providing more affordable and sensible water/sewer rates for Verrado residents/customers and other districts overall. CONSOLIDATING all districts to allow for a larger base of customers to spread the costs to service EPCOR's customers is really the only answer and the fair thing to do in our current economic period. It is also within the ACC's regulatory role to protect its citizen's best interests to assure "fair and reasonable" utility rates and charges.

I do remember it was Mr. Stump, Mr. Newman and Mr. Pierce that voted against consolidation the last time. I do hope the Chairman and commissioners will come together this time and consider the long-term effects and not just the short-term solution for some districts. With an approval of FULL CONSOLIDATION, the ACC will provide the necessary "fair and reasonable" rates for all and protect and serve the public's best interests accordingly as they have been commissioned to do so.

Thank you for your consideration for approval of FULL CONSOLIDATION.

Judy Mullins, Verrado Resident

Realtor-Coldwell Banker Residential Brokerage

Jessica D. Perry

From: Mike Neu <mdneu2@yahoo.com>
Sent: Thursday, August 14, 2014 8:32 PM
To: RBurns-Web
Subject: Re: Rate relief

Please vote for total consolidation

- >
- > Docket number SW-01303A-09-0343
- >
- > Mike Neu
- > 3623 N Springfield St
- > Buckeye, AZ. 85396
- >
- >
- >

Jessica D. Perry

From: Randy and Bonnie Robinson <fall0007@yahoo.com>
Sent: Thursday, August 14, 2014 1:53 PM
To: RBurns-Web
Subject: Sun City West concerns on wate water rates

Dear: **Bob**

We bought our first home in Sun City West in 2001. When we chose to live in Sun City West we looked very carefully at everything that should effect our lives there; cost and condition of the house, the costs connected with living in it, which included: the taxes, power, water, garbage, sewer, and other related expenses. We were satisfied with what we found. We understood that Sun City West had its own facilities and we understood the cost of them and found them satisfactory for our needs. We, along with many of the other residents in Sun City West, are winter residents and live less than a year (most less than 6 months) in our homes here. Residents do not generate any waste water to be disposed of during the time they are gone, but are required to pay for it, along with a water charge, during their time away.

We see **ABSOLUTELY NO JUSTIFICATION** in combining rates with other NON RELATED COMMUNITIES to help pay for their particular problems, situations, and rates when they have different problems/situations to deal with that we have no control over.

We have several neighbors here who we know LIVE ON VERY LIMITED INCOMES and any kind of increase of this kind I think is unconscionable and will effect their ability to have a comfortable life.

Please leave things as they are and not having one person paying for a stranger's waste water or other cost.

Sincerely,
Randall Robinson
21042 North 124th AVE
Sun City West Arizona
85375

Randy's philosophy on life. 

We all need to remember that not everyone has all the blessings we have and we need to help those through life who need it !!!

Jessica D. Perry

From: Lucy Welch <wdblu135@aol.com>
Sent: Friday, August 15, 2014 2:48 PM
To: RBurns-Web
Subject: EPCOR

We strongly oppose consolidation of Corte Belle et Sun City West et EPCOR proposal consolidation of the 5 waste water districts into one. This is truly socialism. We shouldn't have to pay for someone else so EPCOR may show a profit. You're accounting review cost is way out of line et highly overpriced. EPCOR should have to bare the cost of that themselves.

In protest, Bill et Lucille Welch. Sun City West, Az.
Sent from my iPad

Jessica D. Perry

From: Arlene Crow <foyster1943@yahoo.com>
Sent: Thursday, August 14, 2014 12:15 PM
To: RBurns-Web
Subject: Waste Water

As a home owner in Sun City West I do not want to see us being consolidated with Corte Bella.

Our water bill is high enough as it is. A lot of people here are on fixed income and cannot afford to have our bills keep going up.

Arlene Crow

Sun City West home owner

Jessica D. Perry

From: allenv@gmail.com
Sent: Wednesday, August 13, 2014 8:31 PM
To: RBurns-Web
Subject: EPCOR Full Consolidation. Doc #: W-01303A-10-0448, WS-01303A-09-0343, W-01303A-09-0343

Categories: Printed

Please consider the propose solution of full consolidation of all of EPCOR's AZ waste water districts.

The minimal increase some districts may receive does not scale to the tremendous decrease most districts will receive. This offers the best long-term solutions overall because it will spread the cost for maintenance, especially for old water structures. Consolidations offers a model similar to other companies like APS, COX, etc. I've read scare tatics type headlines like this will increase bills upwards of 89%, but what that really translates to is an increase of ~\$5 a month for communities like Sun City and Sun City.

The only option my family and I support is full consolidation of all EPCOR's districts. My family has suffered enough. Examples of cutbacks are: dead backyard, stopped vacations to Pacific Northwest every 2 years, urinating in my backyard like an animal, taking buckets of bath water to water plants, canceling services like netflix, cable, basic entertainment like going to the movies, Montessori for my daughters, one cell phone where the only way to communicate with my wife when I'm at work is via my office phone, etc.

My grandmother just had hip surgery and I was not able to visit her in Lacey, WA as well. I've made these adjustments because I'm a responsible person. I just want whats fair for all EPCOR districts. There is no reason for our Aqua Fria district to suffer a rate increase of ~\$80 to ~\$250 for basically the same water usage.

Jessica D. Perry

From: Timothy Hurley <tphurley@mindspring.com>
Sent: Wednesday, August 13, 2014 5:05 PM
To: RBurns-Web
Subject: Sun City a West says NO to water district consolidation

Categories: Printed

Dear Commissioner:

My wife and I recently moved to Arizona to live out our retirement and enjoy the sun. The reports of consolidating Sun City West into other water district are very disturbing. Now being on a small fixed income, we chose Sun City West because of its affordability. The thought of having are budget stretched by a rate increase will really affect us. Please do not incorporate the Sun City West water district with the others

Carpe Diem ex Dominus
Tim Hurley

Jessica D. Perry

From: DON GIOVANNETTI <dbgio@sbcglobal.net>
Sent: Wednesday, August 13, 2014 1:46 PM
To: RBurns-Web
Subject: Epcor - Rates, Docket # W-01303A-100448

Categories: Printed, Sent to Chairman/Commissioners

I am a senior citizen living on a fixed income and cannot afford the high cost of water/waste water at Cross River. We moved to Cross River on May 1, 2014. We were unaware of the high cost of water/waste water prior to moving in. This has caused a financial strain on us. There are just two of us in the household and if these rates continue to rise we will be forced to sell our house and move elsewhere. I have lived in many cities/states and never had to pay such exorbitant rates. This is absurd to think that in an area where so many people are retired and living on a fixed income that our government would let this happen.

Jessica D. Perry

From: Tom Archer <tomarcher27@yahoo.com>
Sent: Wednesday, August 13, 2014 1:04 PM
To: RBurns-Web
Subject: EPCOR waste water rate consolidation

Categories: Printed

Dear Commissioner Burns:

My wife and I purchased a home in Sun City West two years ago. We looked everything over very carefully, the house in respect to condition and the extraneous costs connected with living in it, which of course included the power, water, garbage and other community expenses and were satisfied with what we found. We understood that Sun City West had its own facilities and we understood the cost of them and found them satisfactory for our needs. Most of the residents in Sun City west are winter residents and spend six months or less a year in their homes here, and don't contribute to the waste water disposal during the time they are gone.

I see no justification in combining rates with other communities to help pay for their particular situations and rates when they have different problems to deal with over which we have no control.

We have several neighbors here who we know are on a very tight budget and any kind of increase of this kind I think is unconscionable.

Please try to find a way to leave things the way they are and not having one person paying for a stranger's waste water.

Sincerely,

Tom Archer
21035 N. 124th Ave.
Sun City West, AZ 85375

Jessica D. Perry

From: mark443@cox.net
Sent: Wednesday, August 13, 2014 7:58 AM
To: RBurns-Web
Subject: Water Change

My name is Mark Lindsey and I live in Cross River which I am sure you are fully aware of some of the issues that we are facing here with EPCOR Water company.

I recently moved here two years ago to downsize from a large house we had in Peoria. At that house we had 1500 sq. ft. of grass, a large pool and four kids who lived with us. I think my HIGHEST water bill during the peak season was maybe \$65.00.

Now I have a much smaller house, no pool and only about 250 sq. ft. of grass that I need to water and only two of us under this roof. I was stunned and shocked to say the least when we got our first water bill of approximately \$140.00. I immediately called EPCOR wondering what happened and maybe we had a major leak somewhere but I was told quickly that \$140 was the price and there was no issues.

Needless to say I was extremely discouraged with the new pricing and figured there was nothing that could be done.

I am now aware that something could be done but no one is willing to take the stand to get the job done. I also just learned that my neighbors to the west of me in Sun City West have not had a rate increase in some time. Talk about segregation. I understand that they are on fixed incomes and can't afford higher bills but why should we take the brunt of the cost in order to provide "friendly customer service" to them. I too have a fixed income, I too don't have money coming in all the time yet I am one of those who pays the extra to accommodate the others.

It is sad that one company can monopolize a community and FORCE them in to taking their product. Don't get me wrong, I get that there are few companies out there and we need to take the product that is available, but my question is - Why can't it be fair across the board in the pricing grid.

Thank you for your time and I look forward to hearing from you on your response.

Mark Lindsey

Sent from Windows Mail

Jessica D. Perry

From: pabglen@cox.net
Sent: Wednesday, August 13, 2014 3:39 AM
To: RBurns-Web
Subject: W-01303A-10-0448

My name is Pete Bieschke and I just wanted to mention that the cost for water service at cross river is the highest I ever had. My wife and I do not use any more water than needed to survive the H.O.A. requires the land scape to be maintained and I need to wash cloths and take baths. I still have large bills. I work for the deer valley school district and did not receive any raises since 2001. along with the increase in electric, gas, and living expense it makes it impossible to enjoy any extras like going out to diner or a movie. I hope The people we elected to these positions will help all of us in coming up with a reasonable solution. Thank you for all of your help Pete Bieschke
11706 w. Planada ct
Sun city ,Az

Jessica D. Perry

From: Kathleen Lewek <consultkathleen@aol.com>
Sent: Wednesday, August 13, 2014 8:03 AM
To: RBurns-Web
Subject: Waste Water consolidation

Please vote AGAINST this proposal.

Kathleen Lewek
Your ePRO Real Estate Consultant
PRO-Formance Realty Concepts
www.ConsultKathleen.com
(623) 396-9157 Cell
(623) 505-4353 Fax

My business is built on referrals. I know I must exceed your expectations in order to earn the right to the long-term business relationship that offers consistency and provides economic and personal rewards to all parties. As such, I always welcome your input regarding how I can better serve your needs.

Jessica D. Perry

From: Kristin Preciado <kristin.preciado@gmail.com>
Sent: Tuesday, August 12, 2014 6:21 PM
To: RBurns-Web
Subject: Concerned EPCOR Water Customer

Categories: Printed

Dear Commissioner Burns,

I would like to share my personal experience with you in hopes of giving you some insight as to how the increases in our water rates have affected my family. My husband and I have three school-aged children and are both hard working professionals.

We have owned our home in the Dos Rios community since 2005. Prior to purchasing, I did my research on the neighborhood including crime reports, the school/district and utilities. At the time, Arizona American Water was the water company and their prices were comparable to the surrounding areas of Peoria, Surprise and Sun City (not the age restricted community, but rather the area around 107th Ave. and Deer Valley Rd.). Prior to the name/company changing to EPCOR, our water bill was reasonable. When EPCOR took over, the amount of our water bill began to increase dramatically. (Please see the attached bills for reference.)

With Arizona American Water, my bill was typically between \$80 and \$85 each month. For example, in April 2011 it was \$87.75 and in March 2012 it was \$82.74.

When EPCOR initially took over, the rates increased slightly, even though my family's water usage was very similar. For example, our June 2012 bill was \$90.68. However, as you're aware, effective July 2012, more drastic billing changes started to occur due to the ACC voting to deconsolidate the Anthem and Agua Fria districts.

By October of 2012, my bill was \$101.72 and by July 2013, my bill was \$135.47. After yet another increase, my water bills in 2014 typically hover around the \$180 range. (May 2014 was \$180.67 and June 2014 was \$176.24). Please keep in mind, our usage has remained fairly consistent throughout the years. If anything, we have become more careful about our usage, but for some reason our bill doesn't seem to accurately reflect our caution.

Just like I was a smart consumer when we purchased our home in 2005 and researched all the related factors that accompany purchasing a home, most current homebuyers do the same. With the ongoing increases in our neighborhood's water rates, I feel that the value of our home is decreased since the buyer will have to account for a water bill that is disproportionately high compared to similar homes in nearby neighborhoods.

My hope is that a fair solution can be reached. Currently, the way the rates are structured does not seem fair at all. While some people in Sun City and Sun City West are fearful of increases in the \$5-10 range, my family's water bill has more than doubled over the last couple years! I would have gladly taken a slight increase in order to avoid a \$180 per month water bill. When putting this situation into perspective, consolidating districts seems to present the most effective and equitable way to go.

Very respectfully,
Kristin Nickel Preciado

Sent from my iPhone