

Application for a staff-assisted rate case in Lake County by

CWS Communities LP

DOCKET NO. 080715-WU

FPSC, CLK - CORRESPONDENCE		
<input type="checkbox"/> Administrative	<input type="checkbox"/> Parties	<input checked="" type="checkbox"/> Consumer
DOCUMENT NO. <u>05753-09</u>		
DISTRIBUTION: <u>ECR GU</u>		

RECEIVED-FPSC
 09 JUN 24 AM 11:06
 COMMISSION
 CLERK

Name Tenley LaDue

Address 4 Lavender Lane
Eustis, FL 32720

If you want to let the Public Service Commission know how you feel about this case, you may fill out this comment form and return it by mail, or send a fax to 1-800-511-0809. Correspondence will be placed in the file of this docket.

CONSUMER COMMENTS	
While I do not oppose the increase, I do oppose that the meeting occurred while most of the residents were not here. The explanation for its timing was adequate, but most of the residents here are on a fixed income, so much so that a few have discussed having to move. My husband and I are the youngest residents and continue to work. If nothing else this proposal should have occurred later in "the season" out of respect for our older generation to have their say in person, and not by filling out a comment on a form.	
Thank you <u>Tenley LaDue</u>	

080715

"Docket no. 080715-WU, CWS. Communities LP"

June 15, 2009

DISTRIBUTION CENTER
09 JUN 22 AM 7:44

To Whom It May Concern;

My Name is Alfred Bartley. My wife and I are winter residents who reside at the Haselton Village planned adult community located in Eustis Florida.

I am writing to inform you that myself and others would like to strongly protest the proposed water rate increase due to take affect later this year. This increase clearly discriminates against those residents who do not reside in the community year round.

By charging year round rates for the eight months we are not there will bring an approximate 300 % increase over what we pay currently. This added to all the other cost of living increases we have experienced in the past few years would undoubtedly have a ripple down effect on the local economy. My wife and I, along with many other retirees living in planned communities, are on fixed incomes; this means a rate increase in one area will mean a decrease in expenditures in other areas i.e. local businesses and services.

We also want to voice our opposition to convening this meeting at this particular time of year when most retirees would not have a chance to voice our opinions.

We understand in this slow economy every dollar counts, but when the economic lifeblood of the community is hit with higher charges such as these, the line should be drawn.

Thank you for your time and consideration.

Alfred & Sally Bartley
16 Opal Lane
Eustis, FL 32726
Douglas & Sally Heber
15 Turquoise Way
Eustis, FL 32726

Jean & Janice Heber
64 Royal Drive
Eustis, FL 32726
Paula Sue Westbrook
7 Turquoise Way
Eustis, FL 32726

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09 JUN 22 AM 9:10
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Melvin R. Brubaker
RR 5 Box 925
Altoona PA 16601

June 11, 2009

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09 JUN 15 AM 9:14

COMMISSION
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RECEPTION CENTER
JUN 11 7:31

Office of Commission of Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Fl. 32399-0850

Dear Sir,

I'm exercising my right to request that I be placed on the mailing list for information that becomes available in the case of "Docket No. 080715 WU, CWS Communities L.P."

I am a seasonal occupant and owner of 28 Coral St. (Lot 77) with the summer-spent in Altoona, Pa.

You would have received a good turn out if your meeting had been scheduled sometime during the winter months.

I would have asked for a breakdown of the operating costs and where applied, such as drinking water and waste water.

Sincerely,
Melvin R. Brubaker
814 944 9290

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DOCUMENT NO. 65753-09		
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080715
6-9-09

To Whom It May Concern,

We are seasonal Florida residents and feel it is very unfair to charge us full price for water as we only use it 4 months of the year. Only water our lawn on the days we are to. Unlike some of the full timers who have sprinkler systems on timers, so they water all the time, even on the wrong days.

If this is going to happen we feel the park should install meters on all homes. This way it would be fair to all residents.

We would not mind paying a little more than we are at this time, but the same as full time residents NO. That is unfair.

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09 JUN 15 AM 9:35

COMMISSION
CLERK

Jean E. Rogers
David L. Rogers

Winter = 2 Violet Ct.
Eustis, Fl 32726

Summer - 1626 S Suburban Hgts Rd Lot 34
Pardeeville, WI 53956

Thanks

"Docket # 080715-W4, CWS Communities LP"

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080715

STATE OF FLORIDA

COMMISSIONERS:
MATTHEW M. CARTER II, CHAIRMAN
LISA POLAK EDGAR
KATRINA J. MCMURRIAN
NANCY ARGENZIANO
NATHAN A. SKOP



TIMOTHY DEVLIN, DIRECTOR
DIVISION OF ECONOMIC REGULATION
(850) 413-6900

Public Service Commission

June 9, 2009

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RECEIVED--FPSC
09 JUN 10 AM 9:32
COMMISSION
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Paul Hendrickson
925 Harrington Drive, #202
Madison, WI 53718

Re: CWS Communities LP - Docket No. 080715-WU

Dear Mr. Hendrickson:

Thank you for your letter in which you expressed your concerns about a rate increase petition filed by CWS Communities LP (CWS or Utility). To ensure that the Commission staff and the Commissioners have knowledge of your concerns, your letter has been placed on the correspondence side of the docket file for all to review.

With respect to the development of rates, the Commission is required to set rates that are just, reasonable, compensatory, and not unfairly discriminatory. To determine the appropriate rates for service, the Commission uses a rate of return methodology as set forth in Chapter 367, Florida Statutes (F.S.). Under the rate of return methodology, a utility is allowed to earn a reasonable return on its prudently invested property that is used and useful in serving the public, less accrued depreciation plus an allowance for operating capital. This ratemaking process is used for all water and wastewater companies and is also used in the electric and gas industry. It is the same approach used throughout the country by various state and federal utility regulatory bodies.

There are many factors that affect the cost of providing service and hence, the rates charged to customers. Some factors affecting the cost of providing service include: the size and age of the utility system; the quality of the water at its source; the number of customers; and the geographic spread of the service area. During a rate case, the Commission's accountants, engineers and economists examine the financial and engineering information filed by the Utility as part of its rate increase application. The Commission's auditors also examine this information and publish the results of their findings in an audit report. All costs found to be imprudent or unreasonable are disallowed

As part of the rate case, a customer meeting will be held on June 17, 2009. During the meeting, customers are given an opportunity to express their opinions and concerns regarding the Utility's rates and service. The input provided by customers will be taken under advisement when staff formulates its recommendation on the proposed final rates. Staff is aware that sometimes residents are unable to attend customer meetings for various reasons. However, staff must hold the customer meeting in compliance with the time constraints outlined by Chapter 367 F.S.

Paul Hendrickson

Page 2

June 9, 2009

In your letter, you indicated that when you are at your other residence, you still receive a bill for water service. I would like to take this opportunity to explain why you are assessed charges even when you are away. The water lines that bring water to your home must be continually maintained to ensure they function properly everyday. The Utility faces costs to maintain the system and to ensure service is available whenever you turn on a faucet. While you may not require service every day of the year, service must be available at your demand. Most utilities, whether water, electric, or natural gas, operate the same way. A bill will be issued to the customer for charges that represents the costs necessary to maintain the system and meet its obligation to provide service whenever the customer requires it.

We understand your concerns regarding the Utility's proposed increases. I hope the above information has been helpful. If you have any additional questions, or require further assistance, please call me at (850) 413-6844 or e-mail me at jdeason@psc.state.fl.us.

Sincerely,



Jared Deason
Regulatory Analyst IV

cc: Division of Economic Regulation (Bulecza-Banks, Fletcher)
Office of Commission Clerk (Docket No. 080715-WU)
Office of Public Counsel

080715

STATE OF FLORIDA

COMMISSIONERS:
MATTHEW M. CARTER II, CHAIRMAN
LISA POLAK EDGAR
KATRINA J. MCMURRIAN
NANCY ARGENZIANO
NATHAN A. SKOP



TIMOTHY DEVLIN, DIRECTOR
DIVISION OF ECONOMIC REGULATION
(850) 413-6900

Public Service Commission

June 9, 2009

RECEIVED-FPSC
09 JUN -9 PM 3:40
COMMISSION
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Carmen DeCorso
75 Barbara Ave.
Prospect, CT 06712-1879

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DOCUMENT NO. 05753-09		
DISTRIBUTION: _____		

Re: CWS Communities LP - Docket No. 080715-WU

Dear Mrs. DeCorso:

Thank you for your letter in which you expressed your concerns about a rate increase petition filed by CWS Communities LP (CWS or Utility). To ensure that the Commission staff and the Commissioners have knowledge of your concerns, your letter has been placed on the correspondence side of the docket file for all to review.

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Carmen DeCorso

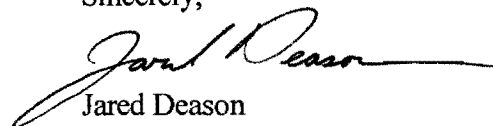
Page 2

June 9, 2009

In your letter, you indicated that when you are at your other residence, you still receive a bill for water service. I would like to take this opportunity to explain why you are assessed charges even when you are away. The water lines that bring water to your home must be continually maintained to ensure they function properly everyday. The Utility faces costs to maintain the system and to ensure service is available whenever you turn on a faucet. While you may not require service every day of the year, service must be available at your demand. Most utilities, whether water, electric, or natural gas, operate the same way. A bill will be issued to the customer for charges that represents the costs necessary to maintain the system and meet its obligation to provide service whenever the customer requires it.

We understand your concerns regarding the Utility's proposed increases. I hope the above information has been helpful. If you have any additional questions, or require further assistance, please call me at (850) 413-6844 or e-mail me at jdeason@psc.state.fl.us.

Sincerely,

A handwritten signature in black ink that reads "Jared Deason". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Jared Deason
Regulatory Analyst IV

cc: Division of Economic Regulation (Bulecza-Banks, Fletcher)
Office of Commission Clerk (Docket No. 080715-WU)
Office of Public Counsel

4 Violet Court
Eustis, Fl. 32726
June 4, 2009
#080715-WU,
CWS Communities LP

CONSUMER

Dear Commission Staff,

We are Snowbirds and live at Haselton Village, Eustis. We received notice of utility rates increase and we strongly object to such motion.

Living in Florida for less time than regular residents and being charged same rates is most unfair.

Please consider this letter a "may" to voting.

RECEIVED-FPSC
09 JUN -8 AM 9:45
COMMISSION
CLERK

Yours truly,
Carmen De Corso
Florine De Corso
(Mrs. Carmen DeCorso)

D Carmen Decorso
75 Barbara Ave
Prospect, CT 06712-1879

DOCUMENT NUMBER-DATE
05753 JUN-8 8
FPSC-COMMISSION CLERK

080715

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09 JUN -8 AM 9: 38

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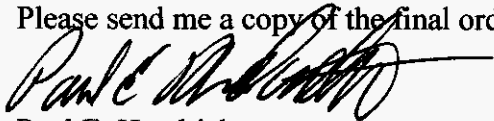
June 4, 2009

Office of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

Re: Docket No. 080715-WU
CWS Communities LP

This in response to the above mentioned Docket #. As I am sure you are aware, Haselton Village is a senior park and the majority of the residents are 'snow birds' so we are confused as to the reason you would schedule a meeting while we are gone. We are also confused as to your reasoning for charging us for water that we do not use. You must know that water consumption is considerably lower during the summer months and no other utility charges for services not used!

Please send me a copy of the final order.



Paul E. Hendrickson
5 Emerald Drive
Eustis, FL 32726

Northern address:

925 Harrington Drive, #202
Madison, WI 53718