

W-1328 Sub 4/W-1040 Sub 10

From: CJ Gmail <cjw1045@gmail.com>
Sent: Monday, March 7, 2022 8:17 PM
To: Franklin, Mike <Mike.Franklin@psncuc.nc.gov>
Subject: [External] Fwd: Transfer of Bear Den water utility system to Red Bird...

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Sent from my iPhone

Begin forwarded message:

From: CJ Wright <cjw1045@gmail.com>
Date: March 7, 2022 at 8:07:25 PM EST
To: statements@ncuc.net
Cc: Tammi Rushing <tammirushing@yahoo.com>
Subject: Transfer of Bear Den water utility system to Red Bird...

To: Public Staff - Attention - Mr. Christopher J. Ayers

Regarding: Rules R1-5, R1-7, R1-19

Docket No W-1328 sub 4

Docket No W-1040 sub 10

Mr. Ayers

We are writing to you in regards to the Notice to Customers stating that Red Bird Utility Operating Company, LLC has filed for transfer of the water utility system serving Bear Den Acres Development in McDowell County, NC.

We have been owners of Lot#9 Phase 1 since 1995 and have been members of the "Bear Den Acres Water Association" which is

described in the recorded Protective Restrictions on "Bear Den Acres Development, Inc." as a **non-profit association**. We have paid a base rate and a usage rate that has been reasonable and acceptable, especially for a place that we use as a vacation retreat and not full time. Our average monthly water usage over the past 4 years was 354 gallons/month which equates to an average monthly bill of \$34.43 at the current *reasonable* rates.

It is stated in the Notice to Customers that Red Bird plans to apply for multiple rate increases. The Notice outlines an example of Monthly water utility bills for the next 5 years based on an average usage of 1500 gallons/month. What it does not specify is the specific portion of the increase that applies to the Base Rate vs the Usage Rate. It is clear however that the total water bill would DOUBLE over the next several years with no guarantee that rates will not continue to increase even further. This is unacceptable and we send this letter in protest.

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- We protest the transfer to Red Bird (for Profit) over the existing non-profit association.
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- We protest any rate increase that does not specifically state the increase to the Base Rate or the Usage Rate and is not fair
- and reasonable to the owners who are forced to be on the water system.
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- We protest that there is no public witness hearing. We want the voices of any and all Bear Den Water Association members
- to be heard.
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- We protest that Bear Den Acres Water Association has not provided the owners of Bear Den Acres the opportunity to vote against
- any change stated in the Protective Restrictions that are recorded in McDowell County.

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- We protest that as members of the Association we were not informed by the Association, but instead blind sided by the Notice
- from the NC Utilities Commission.
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- We protest that we were only notified with 45 days to respond when the Application for Transfer of Public Utility Franchise
- was filed with the commission on December 4, 2020.
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We ask that you protect the owners in Bear Den Acres from unfair and unreasonable rate increases in the name of profit. I encourage you to visit Bear Den Acres and see for yourself what a unique place it is. This is not a subdivision of year round residence, but a place where the owners come to relax and enjoy the tranquil beauty of the North Carolina Mountains.

Thank you in advance for your support in this matter,

Tammi Rushing
CJ Wright
Bear Den Acres Phase 1 Lot #9

1045 Kiser Road,
Bessemer City, NC 28016

tammirushing@yahoo.com
cjw1045@gmail.com