

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

NOTIFICATION OF REVISED RATES AND FEES FOR APARTMENT COMPLEXES AND MANUFACTURED HOME PARKS CHARGING FOR WATER AND/OR SEWER SERVICE PURSUANT TO G.S. 62-110(G)

COMPANY

1. Name of current certified owner TLBH Gregory North Owner, LP
2. Business mailing address of owner 100 Northwoods Village Drive  
City and state Cary, North Carolina Zip Code 27513
3. Business telephone number 919-481-2600 Business fax number \_\_\_\_\_
4. Business email address ncuc@conservice.com
5. Name, telephone number, and fax number for person to contact concerning this notification:  
Carmen Sifri:435-716-7229

UTILITY SERVICE AREA

6. Name of Apartment Complex or Manufactured Home Park The Gregory North
7. Docket number on current schedule of rates WR-3675 Sub 0
8. County Wake County

PROPOSED AND PRESENT RATES

- |  | <u>Proposed Rates</u>    | <u>Present Rates</u>     |
|--|--------------------------|--------------------------|
| 9. Water usage rate (not to exceed supplier's unit consumption rate):  | <u>\$ 5.55</u>           | <u>\$ 5.39</u>           |
| 10. Sewer usage rate (not to exceed supplier's unit consumption rate):   | <u>\$ 10.59</u>          | <u>\$ 10.28</u>          |
| 11. Are the usage rates listed above per ccf or per 1,000 gallons?   | <u>Per 1,000 Gallons</u> | <u>Per 1,000 Gallons</u> |
| 12. Monthly administrative fee:<br>(NOTE: NCUC Rule R18-6(a) specifies that no more than \$3.75 may be added to the cost of purchased water and sewer service as an administrative fee to compensate the provider for meter reading, billing, and collection. An additional administration fee amount may be requested to compensate the provider for administrative fees imposed by the supplier) | <u>\$ 7.67</u>           | <u>\$ 7.67</u>           |
| 13. Bills past due <u>25</u> days after billing date (NCUC Rule R18-7(d) specifies that bills shall not be past due less than twenty-five (25) days after billing date).   |                          |                          |
| 14. Bills Due: On billing date.  |                          |                          |
| 15. Billing Frequency: Shall be monthly for service in arrears.  |                          |                          |
| 16. Effective date of the supplier's rate increase <u>07/01/22</u>   |                          |                          |

REQUIRED EXHIBITS

17. Enclose a copy of the supplier's schedule of new rates that will be charged to the provider for purchased water.
18. Enclose a copy of the supplier's schedule of new rates that will be charged to the provider for purchased sewage treatment.
19. If the company is requesting an increase in the administrative fee, see instructions on the reverse.

INSTRUCTIONS


20. Pursuant to NCUC Rule R18-6(b), an apartment complex or manufactured home park may increase its rates by filing this notification of revised rates and fees with the Commission. The rates proposed on this notification will become effective on the latter of: (1) the effective date of the increase in rates by your supplier of water and purchased sewage treatment, or (2) fourteen (14) days after the date the notification was filed with the Commission, unless the rates are suspended or disapproved by Commission Order issued within 14 days of the filing of this notification.

INSTRUCTIONS (continued)

- 21. A separate notification should be filed for each apartment complex or manufactured home park.
- 22. Line 1 - The Company's name listed on Line 1 should be the name of the current owner as certified by the Commission. Do not list the name of the billing and collection company or the management company. Under General Statute 62-111, any transfer of the authority to charge rates requires prior approval by the Commission. If the system has been transferred without prior Commission approval, the new owner should immediately file a transfer application with the Commission. Until a transfer application is filed and approved, the new owner has no authority to charge rates. The transfer application form may be obtained by calling the Public Staff - Water Division at (919) 733-5610 or from the Commission's website at [www.ncuc.net](http://www.ncuc.net) by accessing Applications (Water/Wastewater Resale Applications).
- 23. Line 2 - The business mailing address listed on Line 2 should be the mailing address for the current owner as certified by the Commission. Do not list the mailing address for the billing and collecting company or the management company.
- 24. Line 6 - The name of the apartment complex or manufactured home park listed on Line 6 should be the name as certified by the Commission. If the name of the apartment complex or manufactured home park has been changed since the authority was granted by the Commission, list both the original name and the current name. For example, Happy Hollow (formerly High Ridge).
- 25. Line 7 - The docket number, which begins with "WR-", as listed on the current schedule of rates for the apartment complex or manufactured home park, should be included on this line.
- 26. Line 18 - Enclose a copy of the current agreements or contracts covering the provision of billing and collection and meter reading services or other documentation supporting the requested increase in the administrative fee. Enclose an exhibit listing the master meters serving the apartment complex or mobile home park, indicating for each master meter the size of the meter. Apartment complexes should also indicate the number of apartment buildings served by the meter, and the number of apartments in each apartment building.
- 27. Line 20 - The notification should be signed by the owner or management company, not the billing and collecting company.
- 28. **MAIL TO** - Submit one (1) original application with original notarized signature and required exhibits, plus eight (8) additional collated copies to: [USPS address] Chief Clerk's Office, North Carolina Utilities Commission, 4325 Mail Service Center, Raleigh, North Carolina 27699-4300, or [overnight delivery at street address] Chief Clerk's Office, North Carolina Utilities Commission, 430 North Salisbury Street, Raleigh, North Carolina 27603. Provide a self-addressed stamped envelope, plus additional copies, if a file-stamped copy is requested by the Applicant.
- 29. **QUESTIONS** - For any questions concerning this notification form, please contact the Public Staff - Water Division at (919) 733-5610.


**SIGNATURE**

30. Application shall be signed and verified by the Applicant.

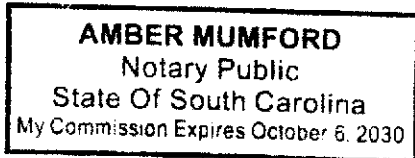
Signature   
 Date 9/16/2022

31. (Typed or Printed Name) Dina Biggs  
 personally appearing before me and, being first duly sworn, says that the information contained in this application and in the exhibits attached hereto are true to the best of his/her knowledge and belief.

This the 16<sup>th</sup> day of September, 2022

  
 Notary Public

My Commission Expires: October 2030  
 Date



SECTION 10. UTILITY FEES AND CHARGES

FISCAL YEAR 2023 RATES AND FEES  
JULY 1, 2022 - JUNE 30, 2023

Service Locations INSIDE Cary, Morrisville and Research Triangle Park Corporate Limits

MONTHLY BASE CHARGE:

METER SIZE	1" or smaller	1 1/2"	2"	3"	4"	6"
Each Water, Irrigation and Sewer Service	\$ 3.82	23.99	29.08	77.42	117.05	144.36

Previous New  
Per 1,000 Gallons

WATER SERVICE metered as:

Single household

Tier 1: 1 - 5,000 gallons	\$ 4.81	\$ 4.95
Tier 2: 5,001 - 8,000 gallons	5.39	5.55
Tier 3: 8,001 - 23,000 gallons or up to water budget amount	6.81	7.01
Tier 4: Usage > 23,000 gallons or over water budget amount	12.86	12.51

Non-residential & multiple unit dwellings

Tier 1: All gallons	5.39	5.55
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IRRIGATION SERVICE metered as:

Single household

Tier 1: Usage 1 - 15,000 gallons or up to custom irrigation budget	6.71	7.01
Tier 2: Usage > 15,000 gallons or over custom irrigation budget	12.67	12.51

Non-residential & multiple unit dwellings

Tier 1: Usage 1 - custom irrigation budget	6.71	7.01
Tier 2: Usage > custom irrigation budget	12.67	12.51

RECLAIMED WATER SERVICE metered as:

Irrigation usage	3.90	4.02
Non-Irrigation, such as cooling towers	1.00	1.03

Note: Effective January 2023, Tier 4 water rates and Tier 2 irrigation rates will temporarily reset to Tier 3 and Tier 1, respectively

SEWER SERVICE, 100% of metered water:

All customers except separately metered cooling towers	10.28	10.59
Cooling towers	2.06	2.12



**Service Locations OUTSIDE Cary, Morrisville and Research Triangle Park Corporate Limits  
(50% Premium, except reclaimed)**

**MONTHLY BASE CHARGE:**

METER SIZE	1" or smaller	1 1/2"	2"	3"	4"	6"
Each Water, Irrigation and Sewer Service (3)	\$ 5.73	35.99	43.62	116.13	175.58	216.54

Previous      New  
**Per 1,000 Gallons**

**WATER SERVICE metered as:**

**Single household**

Tier 5: 1 - 5,000 gallons	\$ 7.22	\$ 7.44
Tier 6: 5,001 - 8,000 gallons	8.09	8.33
Tier 7: 8,001 - 23,000 gallons or up to water budget amount	10.22	10.53
Tier 8: Usage > 23,000 gallons or over water budget amount	19.29	19.87

**Non-residential & multiple unit dwellings**

Tier 3: All gallons	8.09	8.33
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**IRRIGATION SERVICE metered as:**

**Single household**

Tier 3: Usage 1 - 15,000 gallons or up to custom irrigation budget	10.07	10.52
Tier 4: Usage > 15,000 gallons or over custom irrigation budget	19.01	19.58

**Non-residential & multiple unit dwellings**

Tier 3: Usage 1 - custom irrigation budget	10.07	10.52
Tier 4: Usage > custom irrigation budget	19.01	18.77

**RECLAIMED WATER SERVICE metered as:**

Irrigation usage	3.90	4.02
Non-Irrigation, such as cooling towers	1.00	1.03

*Note: Effective January 2023, Tier 8 water rates and Tier 4 irrigation rates will temporarily reset to Tier 7 and Tier 3, respectively*

**SEWER SERVICE, 100% of metered water:**

All customers except separately metered cooling towers	15.42	15.88
Cooling towers	3.09	3.18

**Local Government (1)**

Water	4.81	4.95
Irrigation	6.81	7.01
Sewer	10.28	10.59

(1) Short term services for mutual aid emergencies and maintenance shall be discounted 15%

Property Name	<b>The Gregory North (gn88)</b>		Created By	ialkinani
Address	<b>100 Northwoods Village Dr Cary, NC 27513</b>		Date:	08/10/22
Number of Units	<b>444</b>		Last Utility Rate Change:	07/01/22
Utility	<b>Town of Cary [Inside City, Multi-Family Designation]</b>		Next Utility Rate Change:	07/01/23
<b>Water Base Charges</b>				
(29) 1.5 " Meter Charges	\$	23.99 each	\$	695.71 monthly
(6) 2.0 " Meter Charges	\$	29.08 each	\$	174.48 monthly
			\$	<b>870.19</b> monthly total
			\$	<b>1.96</b> per unit monthly
<b>Water Consumption Charges</b>				
<b>Utility Rates:</b>				
All Usage	\$	4.15 per CCF	\$	5.55 per 1,000 gallons
<b>NCUC Recommendation Rate:</b>				
		All gallons	\$	<b>5.55 per 1,000 gallons</b>
<b>Sewer Base Charges</b>				
(29) 1.5 " Meter Charges	\$	23.99 each	\$	695.71 monthly
(6) 2.0 " Meter Charges	\$	29.08 each	\$	174.48 monthly
			\$	<b>870.19</b> monthly total
			\$	<b>1.96</b> per unit monthly
<b>Sewer Consumption Charges</b>				
<b>Utility Rates:</b>				
All Usage	\$	7.92 per CCF	\$	10.59 per 1,000 gallons
<b>NCUC Recommendation Rate:</b>				
		All gallons	\$	<b>10.59 per 1,000 gallons</b>
<b>Test:</b>				
Gallons:	Water	\$	24.16	NOTE: \$3.75 Per Unit Monthly Billing Management Fee.
4000	Sewer	\$	44.32	

Property Name: The Gregory North (gn88)  
 Utility Provider: Town of Cary

Account Number:	Meter Number:	Service Address:	Meter Size:	Units:
235469-22720	72753265	101 Kindletree Ct	1.5 " Meter	16
235469-32280	72876178	101 Northwoods Village Dr	1.5 " Meter	8
235469-42940	72282670	101 Hidden Oaks Dr	Common Area [Excluded]	Common Area [Excluded]
235469-44220	72282651	100 Northwoods Village Dr	Common Area [Excluded]	Common Area [Excluded]
235469-64621	72753267	100 Kindletree Ct	1.5 " Meter	8
235469-74602	72876180	108 Arbor Way	1.5 " Meter	16
235469-74606	72753283	106 Northwoods Village Dr	1.5 " Meter	16
235469-75959	72876166	100 Arbor Way	1.5 " Meter	8
235469-75960	72876189	101 Arbor Way	1.5 " Meter	8
235469-75961	72876179	102 Arbor Way	1.5 " Meter	8
235469-75962	72753258	103 Arbor Way	1.5 " Meter	8
235469-75963	72753264	104 Arbor Way	1.5 " Meter	8
235469-75964	72876164	105 Arbor Way	1.5 " Meter	8
235469-75965	72876190	106 Arbor Way	1.5 " Meter	8
235469-75966	72876183	107 Arbor Way	1.5 " Meter	8
235469-76231	60424858	100 E Canopy Oak Ct	1.5 " Meter	10
235469-76232	60559575	100 W Canopy Oak Ct	1.5 " Meter	12
235469-77303	60627923	102 Hidden Oaks Dr	2.0 " Meter	24
235469-77304	60558255	104 Hidden Oaks Dr	1.5 " Meter	12
235469-77305	72753490	105 Hidden Oaks Dr	2.0 " Meter	24
235469-77306	73117686	106 Hidden Oaks Dr	2.0 " Meter	24
235469-77307	72876188	107 Hidden Oaks Dr	1.5 " Meter	12
235469-77309	72753482	109 Hidden Oaks Dr	2.0 " Meter	24
235469-77310	72876165	110 Hidden Oaks Dr	1.5 " Meter	16
235469-77311	72753284	111 Hidden Oaks Dr	1.5 " Meter	12
235469-77312	76482668	114 Hidden Oaks Dr	2.0 " Meter	24
235469-77313	73117695	118 Hidden Oaks Dr	2.0 " Meter	22
235469-77574	72753275	102 Kindletree Ct	1.5 " Meter	8
235469-77575	72753262	104 Kindletree Ct	1.5 " Meter	8
235469-78031	72753279	102 Northwoods Village Dr	1.5 " Meter	8
235469-78032	72876186	103 Northwoods Village Dr	1.5 " Meter	16
235469-78033	72753294	104 Northwoods Village Dr	1.5 " Meter	16
235469-78034	72876184	105 Northwoods Village Dr	1.5 " Meter	8
235469-78036	72876182	107 Northwoods Village Dr	1.5 " Meter	16
235469-78037	72876173	108 Northwoods Village Dr	1.5 " Meter	8
235469-78038	72876169	109 Arbor Way	1.5 " Meter	4
235469-78039	72753285	110 Northwoods Village Dr	1.5 " Meter	8
235469-78048	73349022	100 Oak Shadows Dr	IRR [Excluded]	IRR [Excluded]
<b>Total:</b>			<b>(29) 1.5 " Meters and (6) 2.0 " Meters</b>	<b>444</b>