

**STATE OF NORTH CAROLINA  
UTILITIES COMMISSION  
RALEIGH**

DOCKET NO. WR-4141, SUB 0

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

In the Matter of	
Application by Summerlyn Place Owner, )	
LLC, et al., 11 Grace Avenue, Suite 201, )	
Great Neck, New York 11021, for )	ORDER GRANTING
Certificate of Authority to Charge for Water )	CERTIFICATE OF AUTHORITY
and Sewer Utility Service in )	AND APPROVING RATES
Summerlyn Place Apartments in )	
Alamance County, North Carolina )	

BY THE COMMISSION: On January 24, 2023, Summerlyn Place Owner, LLC, et al.<sup>1</sup>, (Applicant) completed the filing of an application<sup>2</sup> with the Commission seeking a certificate of authority to charge for water and sewer utility service provided in Summerlyn Place Apartments in Alamance County, North Carolina, and for approval of rates. The Applicant purchases water and sewer service from the City of Burlington (Burlington).

Based upon the filings of the Applicant, the Public Staff recommends approval of a monthly administrative fee of \$3.75. Based upon 4,000 gallons per month usage and rates of \$3.54 per 1,000 gallons for water and \$5.31 per 1,000 gallons for sewer, the total monthly bill will be \$39.15 (\$35.40 usage charge and \$3.75 administrative fee).

Based upon the foregoing, the Commission grants the Applicant a certificate of authority to charge for water and sewer service and approves the Public Staff's recommendation. Further, the Commission concludes that if Burlington's base charges or usage rates should be reduced for any reason, the Applicant should be required to notify the Commission immediately for a tariff revision.

IT IS, THEREFORE, ORDERED as follows:

1. That Summerlyn Place Owner, LLC, et al., is granted a certificate of authority to charge for water and sewer utility service in Summerlyn Place Apartments in Alamance County, North Carolina, pursuant to N.C. Gen. Stat. § 62-110(g) and Commission Rules and Regulations in Chapter 18 Provision of Water and Sewer Service by Lessors. (See <http://www.ncuc.net/ncrules/Chapter18.pdf>). This Order shall constitute the Certificate of Authority to Charge for Water and Sewer Service;

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<sup>1</sup> Comprised of Summerlyn Place Owner, LLC (66.078%), Summerlyn TIC 2, LLC (18.235%), Summerlyn TIC 1, LLC (11.765%), Summerlyn TIC 4, LLC (2.451%) and Summerlyn CRC, LLC (1.471%).

<sup>2</sup> The application filed on October 25, 2022, in the above-captioned docket, was incomplete.

2. That the Schedule of Rates, attached as Appendix A, is approved and deemed to be filed with the Commission pursuant to N.C.G.S. § 62-138. Said Schedule of Rates is authorized to become effective for service rendered on and after the date of this Order;

3. That if Burlington's base charges or usage rates should be reduced for any reason, the Applicant shall notify the Commission immediately for a tariff revision;

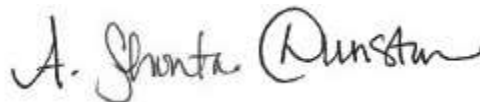
4. That a copy of the Notice to Customers, attached as Appendix B, shall be mailed with sufficient postage or hand delivered by the Applicant to all their customers in Summerlyn Place Apartments contemporaneously with the next billing to customers; and

5. That if the service area is sold or the ownership changes, the Applicant and the new owner shall file an Application for Transfer of Authority (Form WR2 may be found on the Commission's website – [www.ncuc.net](http://www.ncuc.net)). Failure to do so may result in revocation of the certificate of authority and suspension of rates.

ISSUED BY ORDER OF THE COMMISSION.

This the 25th day of January, 2023.

NORTH CAROLINA UTILITIES COMMISSION

A handwritten signature in black ink that reads "A. Shonta Dunston". The signature is written in a cursive style.

A. Shonta Dunston, Chief Clerk

SCHEDULE OF RATES

for

SUMMERLYN PLACE OWNER, LLC, ET AL.

for water and sewer utility service in

SUMMERLYN PLACE APARTMENTS

Alamance County, North Carolina

Monthly Metered Rates:

Water usage charge, per 100 cubic feet (ccf)	\$2.65
Sewer usage charge, per 100 cubic feet (ccf)	\$3.97

or

Water usage charge, per 1,000 gallons	\$3.54
Sewer usage charge, per 1,000 gallons	\$5.31

Monthly Administrative Fee: \$3.75 per unit

Bills Due: On billing date

Bills Past Due: 25 days after billing date

Billing Frequency: Shall be monthly for service in arrears

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Issued in Accordance with Authority Granted by the North Carolina Utilities Commission in Docket No. WR-4141, Sub 0, on this the 25th day of January, 2023.

**STATE OF NORTH CAROLINA  
UTILITIES COMMISSION  
RALEIGH**

**NOTICE TO CUSTOMERS  
DOCKET NO. WR-4141, SUB 0  
BEFORE THE NORTH CAROLINA UTILITIES COMMISSION**

Notice is hereby given that the North Carolina Utilities Commission has granted Summerlyn Place Owner, LLC, et al. (11 Grace Avenue, Suite 201, Great Neck, New York 11021), a certificate of authority to charge for water and sewer service provided in Summerlyn Place Apartments in Alamance County, North Carolina, for the purpose of passing along the cost of purchasing water and sewer utility service from the City of Burlington. The rates approved by the Commission are as follows and are effective for service provided on and after the date of this Notice:

Monthly Metered Rates:

Water usage charge, per 100 cubic feet (ccf)	\$2.65
Sewer usage charge, per 100 cubic feet (ccf)	\$3.97

or

Water usage charge, per 1,000 gallons	\$3.54
Sewer usage charge, per 1,000 gallons	\$5.31

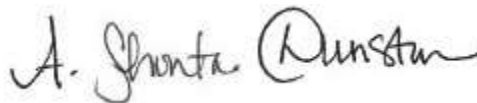
Monthly Administrative Fee: \$3.75 per unit

The average monthly residential water and sewer bill will be \$39.15, based on an estimated average usage of 4,000 gallons.

ISSUED BY ORDER OF THE COMMISSION.

This the 25th day of January, 2023.

NORTH CAROLINA UTILITIES COMMISSION



A. Shonta Dunston, Chief Clerk