

The following comment was submitted via PUCWeb:

Name: Jeff Leinwand
Submission Time: Mar 7 2024 4:54PM
Email: jeffl@sabinocreek.com
Telephone: 480-612-1080
Address: 61 Sand Trap Ln
Blanchard, ID 83804

Name of Utility Company: CDS Stoneridge Utilities

Case ID: SWS-W-24-01

Comment: "As the owners of 61 Sand Trap Ln, Blanchard, ID 83804, we are customers of Stoneridge Utilities. The increases being proposed would place the whole Motor Coach Village at risk of not being viable. The proposed increase would be \$4,000 a month, including the 7 months when there are at most 2 occupied properties out of 77. This is an increase of almost \$52 per owner per month. Since the HOA covers the water bill (no meters are situated at the lot) dues will have to be increased by over \$150 per owner. Currently, sewer rates from the same utility owner absorbs almost 25% of our budget. These rates have been going up yearly. Our HOA fees will put Stoneridge as one of the most expensive RV resorts in America with few amenities. These unreasonable water rate increases will put the future of the highest rated RV resort in Idaho at risk. The utility company already renegeed on a deal we had with the previous utility owner that suspended billing during the off season. Since the ownership change, we have seen nothing but money grabbing by the utility and no service improvements. On the sewer side, we have had had odors coming from the sewer plant. I realize that the current issue at hand is with the water rates, but the whole operation should be looked at since there is a single owner of the water and sewer utilities.

Sincerely,
Jeff and Linda Leinwand"

The following comments were submitted via PUCWeb:

Name: Jay Waddell
Submission Time: Mar 8 2024 8:35AM
Email: jayrwaddell@gmail.com
Telephone: 509-929-1209
Address: 17 Sandtrap Ln
Blanchard, ID 83804

Name of Utility Company: Stoneridge Utilities SRU

Case ID: SWS-W-24-01

Comment: "To the IPUC:

As the owner Jay Waddell, I am a customer of Stoneridge Utilities and are writing to comment on this proposed rate increase. The percentage increase proposed, ranging from 261% to 543%, is patently absurd. We are relying upon the IPUC process to shield customers like us from an abusive action by a regulated entity. While some reasonable degree of increase may be justified, this is not. To assess what may be justified the IPUC will necessarily have to understand the degree of financial and operational overlay between SRU, the neighborhood sewer utility and the onsite golf course - all of which are owned by a single individual. We encourage the IPUC to thoroughly investigate, audit and assess the various related entities and how they impact the regulated water utility.
Jay Waddell"

Name: Suzanne Kamp
Submission Time: Mar 8 2024 8:38AM
Email: suztk87@aol.com
Telephone: 949-289-3469
Address: 80 Eagle Way
Blanchard, ID 83804

Name of Utility Company: Stoneridge Utilities SRU

Case ID: SWS-W-24-01

Comment: "To the IPUC:
As the owner Suzanne Kamp at 80 Eagle Way in Blanchard Idaho, I am a customer of Stoneridge Utilities and are writing to comment on this proposed rate increase. The percentage increase proposed, ranging from 261% to 543%, is patently absurd. We are relying upon the IPUC process to shield customers like us from an abusive action by a regulated entity. While some reasonable degree of increase may be justified, this is not. To assess what may be justified the IPUC will necessarily have to understand the degree of financial and operational overlay between SRU, the neighborhood sewer utility and the onsite golf course - all of which are owned by a single individual. We encourage the IPUC to thoroughly investigate, audit and assess the various related entities and how they impact the regulated water utility.
Suzanne Kamp"

The following comments were submitted via PUCWeb:

Name: Charles Stewart
Submission Time: Mar 8 2024 9:43AM
Email: cobbersdad@gmail.com
Telephone: 520-306-8829
Address: 100 Par Loop
Blanchard, ID 83804

Name of Utility Company: Stoneridge Utilities

Case ID: SWS-W-24-01

Comment: "To the IPUC:

As the owner of 100 Par Loop, Blanchard, ID 83804 I am a customer of Stoneridge Utilities and am writing to comment on this proposed rate increase. The percentage increase proposed, ranging from 261% to 543%, is patently absurd. I am relying upon the IPUC process to shield customers like me from an abusive action by a regulated entity. While some reasonable degree of increase may be justified, this is not. To assess what may be justified the IPUC will necessarily have to understand the degree of financial and operational overlay between SRU, the neighborhood sewer utility and the onsite golf course - all of which are owned by a single individual. It is my opinion that that individual failed to do his due diligence prior to his acquisition and is now proposing that the property owners bail him out with this outlandish increase. I encourage the IPUC to thoroughly investigate, audit and assess the various related entities and how they impact the regulated water utility.

Charles Stewart"

Name: Bill Levis

Submission Time: Mar 8 2024 9:43AM

Email: sevillib@outlook.com

Telephone: 208-437-2355

Address: 161 E. Skyline Dr.

Blanchard, ID 83804

Name of Utility Company: CDS Stoneridge

Case ID: SWS-W-24-01

Comment: "Response to request for rate increase by CDS Stoneridge utilities.

1) Obviously this is a very large increase, why did it take Stoneridge 6 years to figure out they are operating at a deficit? \$900,000.00 per 6 years is \$150,000.00/ year. Management didn't realize/ notice this?

2) The above question suggests severe mismanagement, which would contribute to budget deficits.

3) Why is the golf course revenue projected to be 0.00 Dollars. Even if the golf course is irrigated with reclaimed water, there is still a cost involved, and it shouldn't be passed on to rate payers. Stoneridge receives revenue from the golf course. The revenue should be used to pay for operating costs irrigation included..

4) What are the investments/ improvements stated in the rate increase requests, and how are these improvements helping rate payers?

5) The rates that Stoneridge is proposing are significantly higher than other comparable water utilities in the immediate area.

6) We live in the Happy Valley Ranchos area and pay an additional \$14.03 per month. This isn't mentioned in the rate increase request.

Bill Levis, 161 E. Skyline Dr., Blanchard, Id.83804"

Name: Linda Hartnett
Submission Time: Mar 8 2024 9:47AM
Email: linda.hartnett@yahoo.com
Telephone: 951-751-1986
Address: 176A Columbia Blvd
Blanchard, ID 83804

Name of Utility Company: IPU

Case ID: SWS-W-24-01

Comment: "I oppose Chan Karupiak request for Stoneridge water utility rate increase of 261%-543...unacceptable!"

The following comment was submitted via PUCWeb:

Name: Cheryl Baumann
Submission Time: Mar 8 2024 10:24AM
Email: cheryl.baumann@gmail.com
Telephone: 208-659-0301
Address: 113 Forest Ridge Road
Blanchard, ID 83804

Name of Utility Company: Stoneridge Utilities, LLC

Case ID: SWS-W-24-01

Comment: "Stoneridge Utility, L.L.C. has applied for an excessive water rate increase in my neighborhood and the surrounding area. Please be aware of the following when making your decision:

- (1) Twin Lakes HOA currently has a \$27.87 monthly meter fee. Stoneridge HOA currently pays \$24.00 (3/4" & 1" meters). The Utility wants to increase the rate 261% (for a 3/4" meter) and 543% (for a 1" meter).
- (2) The request reflects a sense of urgency (increase to start April 1, 2024), which indicates poor management.
- (3) The amount of the request suggests bad business practices and a lack of vision to manage.
- (4) Stoneridge primarily consists of seniors on fixed incomes. The increase is both unfair and repressive.
- (5) The request reflects poor planning and management.
- (6) There is no evidence that the Utility justifies an increase.

- (7) There must be clear and convincing proof for any increase.
 - (8) The utility has an history of not depositing checks/payments sent to them and not sending out bills for water. This is an example of poor business practice.
 - (9) The IPUC staff received inadequate information from the Utility in pending Case Number SWS-W-23-02 ["Staff also requested . . . an itemized breakdown . . of costs . . . but the Company did not provide the necessary detailed information." Memo, page 5, filed February 15, 2024]. No increases should be provided without evidence.
 - (10) The Utility tries to justify an increase by claiming that there has been no prior increases. A lack of a prior increases is because of the Utilities' poor record keeping and poor planning.
 - (11) An increase sounds like were paying for the inability of the Owners to manage their own business.
 - (12) There must be an audit of the Utility's (and related organizations') books and records."
-

The following comment was submitted via PUCWeb:

Name: Calvin Coates
Submission Time: Mar 8 2024 12:07PM
Email: pondwa1@cox.net
Telephone: 623-680-9104
Address: 104 Ironwood Dr
Blanchard, ID 83804

Name of Utility Company: Stoneridge Water Utuilty

Case ID: SWS-W-24-01

Comment: "Karupiah - Has been raising rates without any accountability. We also have sewer rates that keep getting raised. If you need to raise our rates, make the raise minimal. We don't see the reasoning for such a huge hike in water rates. Chan keeps selling units and lots without any consequences. The sewer system stinks and he makes no attempt to correct one of the problems we face already. "

RECEIVED

MAR -8 AM 10:08

IDAHO PUBLIC
UTILITIES COMMISSION

**Idaho Public Utilities Commission
PO Box 83720
Boise, Idaho**

**Reference Application to increase rates.
Concerning: #SWS-W-4-01
Proposed 261% water meter increases**

Sirs,

This is to strongly protest the unreasonable, and unbelievable water rate increase proposal by the owner of Stoneridge Utilities LLC, water company in Blanchard, Idaho.

The Stoneridge development is a golf course, retirement community that serves upper income retired people.

The rest of the valley it serves has much longer been occupied with lower income hardworking class of people. The retired doctors and professionals living in Stoneridge may be able to absorb such a massive increase of 261% but

but the lesser income majority will find it financially crushing.

This increase would hurt those many, many people living on restricted retirements or Social Security.

It's evident that costs go up for everyone, but there has to be some justice involved for what Senior Americans are facing in these times.

I know it is plain to you, that water is not a luxury but a critical necessity. Please do not allow such a greedy plan to go forth.

Thank you,


JC Brown

**PO Box 91 Blancard, Idaho 83804
johnzshop@hotmail.com**

**CUSTOMER NOTICE February 28, 2024
NOTICE OF FILING APPLICATION TO INCREASE RATES
CDS StoneRidge Utilities, LLC., SWS-W-24-01**

This is to notify you that on February 26, 2024 CDS StoneRidge Utilities, LLC, a Privately Owned Public Water Company in Blanchard, Idaho, filed an application with the Idaho Public Utilities Commission ("Commission"). Case No. SWS-W-24-01, requesting that the Commission grant it permission to increase the monthly user fees, and increase the disconnection/reconnection fees and other non-recurring fees and for clarifications and changes to the Rules and Regulations.

In the application, CDS StoneRidge Utilities, LLC. is proposing 1) a revenue increase of approximately \$555,190 which represents an overall increase of 261% to be applied to all classes of customers (Golf Irrigation Revenue is projected to decline to \$0). 2) A monthly user increase will be imposed on all current and future customers within the Service Territory. 3) A disconnect/reconnect fee increase will be imposed on all customers choosing to have their water shut off and turned "back on" later. 4) And Clarifications and changes to the General Rules and Regulations.

The following table shows the proposed increase in monthly user fees by category:

Meter Size (Inches)	Current		Volumetric Factor	Proposed	
	Min. Monthly Charge			Min. Monthly Charge	% Increase Charge
0.75	\$ 24.00		1.00	\$ 86.65	261%
1.00	24.00		1.78	\$ 154.24	543%
1.50	96.00		4.00	\$ 346.60	261%
2.00	170.67		7.11	\$ 616.08	261%
2.50	266.67		11.11	\$ 962.68	261%
3.00	384.00		16.00	\$ 1,386.40	261%
4.00	682.67		28.44	\$ 2,464.33	261%
6.00	1,536.00		64.00	\$ 5,545.60	261%

The proposed increase in "monthly user fees" and "non-recurring fees" is necessary so that the Company can eliminate the "Net Loss" it has been incurring during the last five years. CDS StoneRidge Utilities, has invested more than \$900,000 since the ownership transfer in 2018. The proposed rate increases will allow the Company to earn a return on its investments in water facilities which are providing service to customers. Monthly users' fees were last raised in 2007. The proposed increase in the Commodity Charge is from \$.79/1,000 Gallons to \$2.94/1,000 Gallons.

The proposed increase in "monthly user fees" and "non-recurring fees" is subject to public review and a commission decision, which it may accept, modify, or reject in whole or in part. A copy of the Application is on file and available for inspection at the Idaho Public Utilities Commission, 11331 W. Chinden Blvd. Building B, Suite 201-A, Boise, ID 83714. Phone: 208.334.0300 Idaho, and the Company's offices are located at: 12 Holiday Loop, Blanchard, Idaho 83804. The Application is also available on-line at the Commission <https://puc.idaho.gov/Case/Details/XXX Case #SWS-W-24-01 CDS StoneRidge Utilities, LLC>.

Customers may subscribe to the Idaho Public Utilities Commission RSS feed for periodic updates via email. You can also file a comment on the Application via the Commission's website at: <http://puc.idaho.gov/>. Additionally, you can mail comments to:

Idaho public Utilities Commission
P.O. Box 83720
Boise, Idaho 83720-0074.
or
StoneRidge Utilities, LLC
P.O. Box 298
Blanchard, ID 83804

In any comments filed with the Commission and sent to the Company Case No. of this matter, SWS-W-24-01 should be included.

Sincerely,
CDS StoneRidge Utilities, LLC

**CUSTOMER NOTICE February 2024
NOTICE OF FILING APPLICATION TO THE IDAHO PUBLIC UTILITIES COMMISSION
CDS StoneRidge Utilities, LLC.**

This is to notify you that on February 26, 2024 CDS StoneRidge Company in Blanchard, Idaho, filed an application with the Idaho Public Utilities Commission No. SWS-W-24-01, requesting that the Commission grant it permission to increase the disconnection/reconnection fees and other non-recurring fees and Regulations.

In the application, CDS StoneRidge Utilities, LLC. is proposing 1) A monthly user increase which represents an overall increase of 261% to be applied to all users (the increase is projected to decline to \$0). 2) A monthly user increase will be in the Service Territory. 3) A disconnect/reconnect fee increase will be applied to water shut off and turned "back on" later. 4) And Clarifications and Comments. The following table shows the proposed increase in monthly user fees.

Meter Size (Inches)	Current		Volumetric Factor	Proposed Min. Monthly Charge
	Min. Monthly Charge	Proposed Min. Monthly Charge		
0.75	\$ 24.00	\$ 24.00	1.00	\$ 24.00
1.00	24.00	24.00	1.78	\$ 24.00
1.50	96.00	96.00	4.00	\$ 96.00
2.00	170.67	170.67	7.11	\$ 170.67
2.50	266.67	266.67	11.11	\$ 266.67
3.00	384.00	384.00	16.00	\$ 384.00
4.00	682.67	682.67	28.44	\$ 682.67
6.00	1,536.00	1,536.00	64.00	\$ 1,536.00

The proposed increase in "monthly user fees" and "non-recurring fees" will eliminate the "Net Loss" it has been incurring during the last five years. The proposed increase is less than \$900,000 since the ownership transfer in 2018. The proposed increase will allow the Company to return on its investments in water facilities which are providing a return on investment raised in 2007. The proposed increase in the Commodity Charge is 100%.

The proposed increase in "monthly user fees" and "non-recurring fees" is subject to the Commission's decision, which it may accept, modify, or reject in whole or in part. The application is available for inspection at the Idaho Public Utilities Commission, 201-A, Boise, ID 83714. Phone: 208.334.0300 Idaho, and the Commission's website at <https://puc.idaho.gov/Case/Details/XXX> Case #SWS-W-24-01 CDS StoneRidge Utilities, LLC.

Customers may subscribe to the Idaho Public Utilities Commission's newsletter. Customers can also file a comment on the Application via the Commission's website at <http://puc.idaho.gov/>. Additionally, you can mail comments to:

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Boise, Idaho 83720-0074.
or
StoneRidge Utilities, LLC
P.O. Box 298
Blanchard, ID 83804

In any comments filed with the Commission and sent to the Commission, the Commission will be included.

Sincerely,
CDS StoneRidge Utilities, LLC



SPOKANE WA 990
5 MAR 2024 PM 4 L

PO Box 91
Blanchard, Id
83804

Idaho Public Utilities Commission
PO Box 83720
Boise, Idaho

83720-0074

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IPUC
PO Box 83720
Boise, Idaho 83720

Case No. SWS-W-24-01

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2024 MAR -8 AM 10:08

IDAHO PUBLIC
UTILITY COMMISSION

Hello,

I am writing regarding a water rate increase proposed by CDS StoneRidge Utilities (PO Box 298, Blanchard, Idaho 83804).

This utility has proposed water rate increases of 261% to 543%. On its face, this proposal is absolutely ridiculous.

- 1) CDS StoneRidge claims to have "invested" more than \$900,000 since ownership transfer. PLEASE verify this claim. I know the claimed investment has not been in infrastructure or system improvements, such as the water system infrastructure....the wells. pumps, transfer pipe system, etc. is the same as when purchased. I suspect the owner has transferred his OWN money as capitalization, which should be regarded as owner's equity and not an expense to be recouped from utility customers.
- 2) I believe that when CDS StoneRidge purchased the utility, Chan Karupiah, the owner, claimed to have enough cash and assets to fund improvements and capitalization. He should live up to this agreement without impacting users of the utility.
- 3) The operating expenses absolutely do not justify a rate increase. This proposal is about greed. The owner of CDS StoneRidge also owns a golf course....StoneRidge. The golf course used to get its water from the utility...but the golf course did NOT pay its water bill. Chan Karupiah, owner of the utility and the golf course, figured it was his money either way, so why handicap a marginally performing asset (the golf course). The golf course drilled its own water well and has separated from the utility for water supply. The employee related expenses are minimal. One person to read meters for six months of the year, who also takes chlorine readings every few days...a part time employee at best. Another part time person to administer billings and receive payments. Chan Karupiah spends one day per week at StoneRidge...where he oversees the utility, the sewer system, the golf course, and the bar/grill. I am positive he has allocated too much overhead for his expenses into the rate increase paperwork.
- 4) CDS StoneRidge, the utility, has been chronically late with filings and reports due to the IPUC since it was purchased by Chan Karupiah...he has an open and well known disregard for these type of regulatory obligations.
- 5) I guarantee you that if IPUC insists on conducting a forensic audit of CDS StoneRidge financial statements and records, that Chan Karupiah will withdraw his rate increase request. He does not want ANYBODY to review/audit his actual financial statements!

Please deny this rate increase in its entirety.

Thank you.

Stephan and Nancy Rezac
28 Sans Souci Drive
Blanchard, Idaho 83804

Handwritten signatures of Stephan and Nancy Rezac. The signature for Stephan is written in a cursive style, and the signature for Nancy is written in a more stylized, blocky cursive style.

REZAC
28 STANIS SOWER DR
BLANCHARD, ID
83804

SPOKANE WA 990
5 MAR 2024 PM 4 L



CASE No. SWS-W-24-01
IDaho Public Utilities Commission
PO Box 83720

BOISE, ID 83720-0074
83720-0074

Date 03/04/2024

From: Toni Sweeney- owner

41 C Chardonnay Dr. Blanchard ID. 83804

"StoneRidge"

714-654-3504

RECEIVED

MAR 08 AM 10:08

IDAHO PUBLIC
UTILITY COMMISSION

Attn: Idaho Public Utility Commission:

Subject: CDS StoneRidge Utilities LLC Seeking 261% Water Rate Increase. SWS-W-24-01

Esteemed Utility Commission member(s);

I am writing to you today to say that I am appalled to hear that StoneRidge Utilities is Seeking a 261% Water Rate Increase.

We here at Stone Ridge have been harassed enough w the greed of StoneRidge Utilities.

Since I bought this property in this unincorporated "city" of Blanchard ... nothing but problems w the water/sewer fees.

Crazy that Idaho is known for lakes, streams, & surrounded w bodies of water, and for us citizens to have to put up w this nonsense.

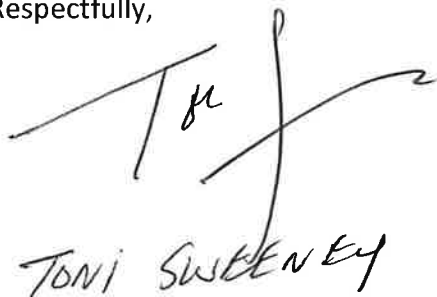
The owner of StoneRidge Utilities has done nothing but harass owners, board members, and now this 261% increase is an absurd attempt by StoneRidge Utilities to pass their poor facility management costs to their customers while buying up anything that is for sale in the area and surrounding cities...

Most of us owners are seniors and living off fixed incomes.

I am reaching out to the committee as this is going to court soon- asking for your mercy and goodwill toward the senior citizens of Blanchard Idaho.

Attached is some reference material of the issue.

Respectfully,



Toni Sweeney

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 CDS StoneRidge Utilities, LLC., SWS-W-24-01

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2.00	170.67		7.11	\$ 616.08		261%
2.50	266.67		11.11	\$ 962.68		261%
3.00	384.00		16.00	\$ 1,388.40		261%
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Idaho public Utilities Commission
 P.O. Box 83720
 Boise, Idaho 83720-0074.
 or
 StoneRidge Utilities, LLC
 P.O. Box 298
 Blanchard, ID 83804

In any comments filed with the Commission and sent to the Company Case No. of this matter, SWS-W-24-01 should be included.

Sincerely,
 CDS StoneRidge Utilities, LLC

SANTA ANA CA 926

4 MAR 2024 PM 2:11



Idaho Public Utilities Commission
PO Box 83720
Boise, Idaho 83720-0074

83720-0074



Toni Sweeney
41 C Chasowny Dr.
Bunclows, ID 83804

