

The following comment was submitted via PUCWeb:

Name: TIMOTHY VENTRESS
Submission Time: Mar 8 2024 1:22PM
Email: tventress@msn.com
Telephone: 509-993-1825
Address: 37 BOGIE LANE
BLANCHARD, ID 83804

Name of Utility Company: CDS STONERIDGE UTILITIES

Case ID: SWS-W-24-01

Comment: "To the IPUC:
As an owner is the Stone Ridge Motor Coach Village serviced by the name Public Utility for water service. I am contesting the proposed water rate increase suggested by the named utility to be between 261% & 543% increase from the current rate. Obviously this presents as Hostile and Retaliatory from what appears to be an ongoing issues between our SRMCV HOA and the StoneRidge Utilities. Inflation is currently running 3.1 % according to the news and unless their is a Major Purchase of infrastructure to be replaced nothing could ever justify this sort of proposed increased to a small community receiving existing water service from StoneRidge Utilities. I also don't believe it is appropriate for the StoneRidge Utilities Water District to use your IPUC Regulatory Agency or its Authority to propose or mitigate a hostile or retaliatory unjustified rate increases, to single out and punish the StoneRidge Motor Coach Village HOA, or it's Good Faith Customers & residence.

Respectfully Submitted

Timothy Ventress, 37 Bogie Lane, Blanchard, 83804"

The following comment was submitted via PUCWeb:

Name: Jim Dow
Submission Time: Mar 8 2024 4:52PM
Email: jimedow@gmail.com
Telephone: 503-866-7598
Address: 159 Stewart Drive
Blanchard , ID 83804

Name of Utility Company: Stoneridge Utilities

Case ID: SWS-W-24-01

Comment: "Once again Stoneridge Utilities is requesting exorbitant increases in their utility rates. Stoneridge is a community of mostly retired folks on fixed incomes. All of us trying to cope with raising prices for everything, food, gas, insurance in a highly inflated economy. Having to pay unreasonable utility rates will only add to hardship we all face now. Stoneridge Utilities is claiming huge losses in their operations. I wonder if that is because of poor business performance? Why have they waited 5 years to address these losses instead of claiming them when they were first incurred. Making these huge increase all at once.

I would expect IPUC to conduct an audit of Stoneridge Utilities books in order to determine what the actual loses have been before approving these ridiculous rate increases.

Stoneridge is a well established community that has existed for decades here in Bonner County. I recognize that cost for all businesses continues to increase but we cannot sustain these kind of unreasonable increases because of the poor management of the current owner of Stoneridge Utilities. I would request your review of an audit and approve their original request for a 10-12% increase in the rates.

Thank you for your consideration."

The following comment was submitted via PUCWeb:

Name: Dan Musselman

Submission Time: Mar 9 2024 9:08AM

Email: danlm1950@gmail.com

Telephone: 208-660-5424

Address: 66 Sand Trap Lane

Blanchard, ID 83804

Name of Utility Company: Stoneridge Utilites

Case ID: SWS-W-24-01

Comment: "As the owner of 66 Sand Trap Lane, Blanchard, ID, I am a customers of Stoneridge Utilities and are writing to comment on the 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 operation overlay between SRU, the neighborhood sewer utility and 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.

Dan Musselman"

The following comment was submitted via PUCWeb:

Name: JIM and FAUN ANTT

Submission Time: Mar 9 2024 10:24AM

Email: antthill@bak.rr.com

Telephone: 661-428-2398

Address: 266 Par Loop

Blanchard, CA 83804

Name of Utility Company: Stoneridge Utilities

Case ID: SWS-W-24-01

Comment: "As the owners of 266 Par Loop, Blanchard, ID 83804, we are customers 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.

Jim and Faun Antt"

The following comment was submitted via PUCWeb:

Name: DARYL HEINLY

Submission Time: Mar 9 2024 11:49AM

Email: deheinly@yahoo.com

Telephone: 949-584-6200

Address: 242 Par Loop

BLANCHARD, ID 83804

Name of Utility Company: STONERIDGE UTILITIES

Case ID: SWS-W-24-01

Comment: " As the owner of 242 Par Loop, Blanchard, ID 83804 and a member of a Homeowners Association which are customers of Stoneridge Utilities and as a member of that HOA am 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.

Daryl E Heinly, Owner"

The following comment was submitted via PUCWeb:

Name: James and Becky Wissler
Submission Time: Mar 9 2024 12:50PM
Email: jameswissler@yahoo.com
Telephone: 360-259-2952
Address: 326 Par Loop
Blanchard, ID 83804

Name of Utility Company: Stoneridge Utilities

Case ID: SWS-W-24-01

Comment: "To the IPUC:

As the owner(s) of 326 Par Loop we are customers 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.

James and Becky Wissler"

The following comments were submitted via PUCWeb:

Name: Gaylyne Mitchell
Submission Time: Mar 10 2024 12:49PM
Email: glmitch50@gmail.com
Telephone: 775-934-5760
Address: 24 Sand Trap Lane
Blanchard, ID 83804

Name of Utility Company: Stoneridge Utilities

Case ID: SWS-W-24-01

Comment: "ID To the IPUC:

As the owner(s) of 24 Sand Trap Ln we are customers 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."

Name: Linda Levesque
Submission Time: Mar 10 2024 12:57PM
Email: Dack5531@yahoo.com
Telephone: 208-755-7821
Address: 38 Stewart Drive
Blanchard, ID 83804

Name of Utility Company: CDc StoneRidge Utilities, LLC

Case ID: SWS-W-24-01

Comment: "Water Rate Minimum Monthly Fee Increase 261%. I live in the Community of StoneRidge in Blanchard the Forest. 90% of the residents are retired seniors on a fix income and can i'll afford such a large increase. The Utility Company is proposing a minimum monthly increase from \$24 to \$86.65 per month. In checking with other communities in surrounding areas the highest minimum monthly charge was found to be \$27. CDS Stoneridge Utilities LLC's proposal will increase our monthly water use per gallon by \$2.15 a gallon. This enormous increase could greatly impact many residents who will be unable to afford the increase, allowing the Utility company to shut their water supply off for non-payment. This increase requested by the Utility Company is to be partially used in order to keep the Golf Course (Which the Utility Company Owns) watered at no cost to them, but at the expense of all residents that they service. Please consider the above when you are reviewing their application. Thank You, Linda "

The following comment was submitted via PUCWeb:

Name: Michael and Roseann Chang
Submission Time: Mar 10 2024 4:37PM
Email: mchangrochester@yahoo.com
Telephone: 509-388-5735
Address: 222 Par Loop
Blanchard , ID 83804

Name of Utility Company: Stoneridge Utilities

Case ID: SWS-W-24-01

Comment: "To the IPUC:

As the owner(s) of 222 Par Loop, we are customers 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.

Thank you for your time and attention in this matter,

Michael and Roseann Chang

The following comments were submitted via PUCWeb:

Name: Michael Pegg
Submission Time: Mar 11 2024 7:53AM
Email: mpegg607@gmail.com
Telephone: 714-599-4279
Address: 63 Eagle Way
Blanchard, ID 83804

Name of Utility Company: Stoneridge Utilities

Case ID: SWS-W-24-01

Comment: "To the IPUC:
As the owner(s) of 63 Eagle Way, Blanchard, ID we are customers 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.
Sincerely,

Michael and Priscilla Pegg
mpegg607@gmail.com"

Name: Priscilla Pegg
Submission Time: Mar 11 2024 7:57AM
Email: pbpegg@gmail.com
Telephone: 714-545-1465
Address: 63 Eagle Way

Blanchard , ID 83804

Name of Utility Company: Stoneridge Utilities

Case ID: SWS-W-24-01

Comment: "To the IPUC:

As the owner(s) of 63 Eagle Way, Blanchard, ID we are customers 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.

Sincerely,

Michael and Priscilla Pegg
mpegg607@gmail.com"

The following comment was submitted via PUCWeb:

Name: Jack Matuska
Submission Time: Mar 11 2024 10:56AM
Email: jackthomas_matuska@yahoo.com
Telephone: 208-304-2751
Address: 176B Columbia Blvd
Blanchard , ID 83804

Name of Utility Company: Stoneridge

Case ID: SWS-W-24-01

Comment: "I do not support this increase request! The utility owner is asking his customers to pay for his bad investments. 🗨️ "

The following comments were submitted via PUCWeb:

Name: Michael Kizer
Submission Time: Mar 11 2024 11:30AM
Email: mkizers@msn.com
Telephone: 425-268-2706
Address: 77 Parkland Ct

Blanchard, ID 83804

Name of Utility Company: StoneRidge Utilities LLC

Case ID: SWS-W-24-01

Comment: "I am writing to in regards to the absurd rate increase StoneRidge Utilities LLC is requesting. I find it very disturbing that a Utility that is owned by the same owner as a StoneRidge golf course is asking us to subsidize their water usage. I can see and support a fair rate increase but not 261%, it seems that StoneRidge Utilities is putting a undo hardship on our community and holding the ratepayers hostage, we are all retired and on fixed incomes. I would like to see StoneRidges justification for these rates. I know that the other forms of utilities that are regulated like, power, gas ect. are not allowed this type of monumetal increases and they cannot subsidie their useage off the rate payers. I am formally filing a complaint and would like more justification of this 261% rate increase and the StoneRidge golf course water rate going to Zero!!!!!!.

Regards,

Michael & Diana Kizer
425-268-2706
77 Parkland Ct
Blanchard Idaho, 83804"

Name: Michael Kizer

Submission Time: Mar 11 2024 11:32AM

Email: mkizers@msn.com

Telephone: 425-268-2706

Address: 77 Parkland Ct

Blanchard, ID 83804

Name of Utility Company: StoneRidge Utilities LLC

Case ID: SWS-W-24-01

Comment: "I am writing to in regards to the absurd rate increase StoneRidge Utilities LLC is requesting. I find it very disturbing that a Utility that is owned by the same owner as a StoneRidge golf course is asking us to subsidize their water usage. I can see and support a fair rate increase but not 261%, it seems that StoneRidge Utilities is putting a undo hardship on our community and holding the ratepayers hostage, we are all retired and on fixed incomes. I would like to see StoneRidges justification for these rates. I know that the other forms of utilities that are regulated like, power, gas ect. are not allowed this type of monumetal increases and they cannot subsidie their useage off the rate payers. I am formally filing a complaint and would like more justification of this 261% rate increase and the StoneRidge golf course water rate going to Zero!!!!!!.

Regards,

Michael & Diana Kizer
425-268-2706
77 Parkland Ct
Blanchard Idaho, 83804"

The following comment was submitted via PUCWeb:

Name: William and Connie Postmus
Submission Time: Mar 11 2024 3:20PM
Email: williamkpostmus1@gmail.com
Telephone: 208-661-7402
Address: 243 Stewart Dr.
Blanchard, ID 83804

Name of Utility Company: StoneRidge Water Utility

Case ID: SWS-W-24-01

Comment: "Comment: "I received a letter from CDS StoneRidge Utilities stating that they are applying for the IPUC to raise our water rates 261-543%. It also states that the Golf Irrigation Revenue will decline to \$0. The owner of StoneRidge Utilities is also the owner of the golf course and sewer which has over tripled since it was bought. It seems that there is a organization problem. We are on a limited income and only received a 3% cost of living this year. Raising our water rates 261% to 543% is totally ridiculous. Between the water and sewer, it seems like the owner of the utilities is trying to bankrupt us all!

Thank you for protecting the customers of this water district!"

The following comment was submitted via PUCWeb:

Name: Angela Parsons-Soderling
Submission Time: Mar 11 2024 4:02PM
Email: 005angeleyesap@gmail.com
Telephone: 208-640-3105
Address: 8 Homestead Lane
Blanchard, ID 83804

Name of Utility Company: Stoneridge Utilities LLC

Case ID: SWS-W-24-01

Comment: "The proposed rate hike from 24.00 to 86.65 to 154.24 for a % increase of 261% to 543% and commodity charge increase from .79/1000 gallons to 2.94/1000 gallons is outrageous over charge. Also changing the golf irrigation revenue to decline to \$0.00. Please consider the customers that are fixed incomes and don't allow this rate hike. The majority of Stoneridge Utilities consumers are elderly and on fixed incomes. Thank you for your time and consideration with your decision on this matter."

IPUC
PO Box 83720
Boise, Idaho 83720

RECEIVED
MARCH 11 AM 9:28
STATE PUBLIC
UTILITY COMMISSION

Case No. SWS-W-24-01

March 8, 2024

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%. After reviewing the rationale for these increases, all of the reasons given are completely unwarranted.

First, let's review Attachment W in the CDS StoneRidge Utilities rate increase application.

- 1) The owner claims to have financial harm from the reduction in water sales to the golf course. The golf course drilled its own well to avoid water charges from the utility. The same individual, Chan Karupiah owns the golf course and the utility. In essence, he was paying himself...the golf course he owns was paying the utility he owns for water. Now... the golf course has a significantly lower cost for water, a huge savings to Karupiah. BUT... now he wants utility users to pay for what HE used to pay. That is simply unconscionable. This proposal actually doubles his gain...reduced water fees for the golf course AND replace that additional income at the expense of the utility users...nearly 50,000,000 gallons of water cost annually!
- 2) The utility wants to replace 3 pump motors. To my knowledge, there are currently two wells for the utility. The application document cites attachment W-1, but it is not included in the available download paperwork. This expenditure is a responsibility of the utility, not the users. This purchase should be detailed and have a depreciation schedule. The owner should fund this and absorb the expense.
- 3) The utility wants to install (replace?) "backup electrical generators" at water pump sites. The application document cites attachment W-2, but it is not included in the available download paperwork. This expenditure is the responsibility of the utility, not the users. This purchase should be detailed and have a depreciation schedule. The owner should fund this and absorb the expense.
- 4) The utility wants to purchase a pickup and a 4 wheeler. The application document cites attachment W-3, but it is not included in the available download paperwork. From personal knowledge, the use of these vehicles would be shared by other entities owned by Karupiah, and the expense should be accurately allocated. These purchases should be detailed and have depreciation schedules. The owner should fund these purchases and absorb the expense. HOWEVER, in the "Related Entity Narrative, Asset ownership and Existing Leases" document, it states that Esprit leases to the water company the following: vehicles and other light truck equipment. How can you have it both ways?
- 5) The utility wants the users to fund the connection costs for 20 vacant plotted lots. The cost for this is detailed in attachment W-4, which is not included in the available document download. This clearly is an expense of the utility and the lot owners...not the utility users.

- 6) The utility wants to install approximately 360 meters to remotely read water usage. The application cites attachment W-5, but it is not included in the available document download. This expense should be detailed and have a depreciation schedule. This should be an expense of the utility and certainly not the users.

Now let's take a look at some other concerns.

In Exhibit 1, schedule B, Accumulated Depreciation, there is a line item for "structures and improvements." Also included are things like supply mains, power pumping equipment, purification systems, meters, hydrants, etc. But the largest line item is "Structures and Improvements" at \$774,820...by far the largest amount on this schedule. What could this utility possibly have at more than 3/4 of a million dollars in this line item? In the documentation, it is reported that the utility leases facilities from other entities owned by Karupiah. In the "Related Narrative, Asset Ownership and Existing Leases" it states "There is no land included nor, water rights, or miscellaneous equipment included in the balance sheet for CDS StoneRidge Utilities" and "Esprit owns all buildings, and miscellaneous equipment not on the StoneRidge Water Company balance sheet as well as the remainder land parcels, and ROW rights." Esprit leases to the water company the following: office and shop space, vehicles and other light truck equipment, office equipment, and water rights and use of ROW. What is included in this "structures and improvements" line item? Also in this listing is a line item for "Services" at \$30,101. What services are depreciated?

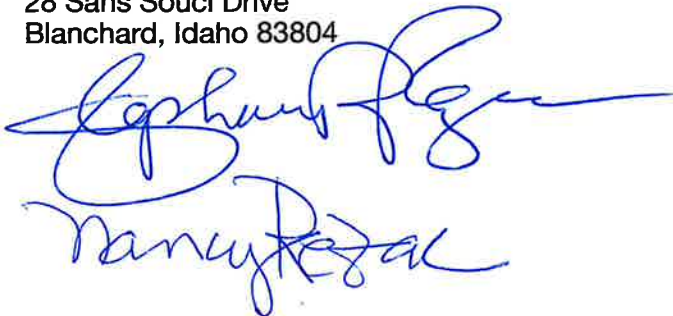
Regarding Attachment L, Exhibit #2 Schedule B Expenses: Labor and Salaries total a whopping \$223,267. I would encourage the IPUC to review, audit and validate this level of expense for a relatively small, simple water utility. Meters aren't read half the year. Chlorine levels are only sampled 2-3 times per week. Billing and payments are processed at a part time level at best. This number is highly suspicious.

Regarding Attachment N Exhibit 3 Cost of Capital: Long term debt is listed at \$104,005. Water utility users should not be repaying a loan for the owners capital/equity.

Please deny this rate increase request in its entirety.

Thank you.

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



REZAC
28 SANS SOUCI DR
BLANCHARD, ID
83804



SPOKANE WA 990
8 MAR 2024 PM 3 L

1 PNC
PO Box 83720
Boise, ID 83720-0074

RE: SWK-W-24-01

83720-0074

