

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 Glenhaven, LLC
2. Business mailing address of owner 1400 Battleground Avenue, Suite 201
City and state Greensboro, North Carolina Zip Code 27408
3. Business telephone number 704-394-7009 Business fax number 704-394-7087
4. Business email address mariab@phillipsmanagement.com
5. Name, telephone number, and fax number for person to contact concerning this notification:
Darylene Jacobs: 972-810-2138; Email: darylene.jacobs@realpage.com

UTILITY SERVICE AREA

6. Name of Apartment Complex or Manufactured Home Park Glen Haven Apartments
7. Docket number on current schedule of rates WR-1873 Sub 5
8. County Mecklenburg

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>\$1.90</u> | <u>\$1.81</u> |
| 10. Sewer usage rate (not to exceed supplier's unit consumption rate): | <u>\$5.43</u> | <u>\$5.19</u> |
| 11. Are the usage rates listed above per ccf or per 1,000 gallons? | <u>Per ccf</u> | <u>Per ccf</u> |
| 12. Monthly administrative fee: | <u>\$5.75</u> | <u>\$5.75</u> |
- (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)
13. Bills past due 25 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 July 1, 2021

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 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 19** - 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 27699-4325**, 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**.

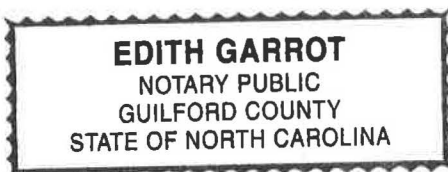
SIGNATURE

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

Signature

Date

31. (Typed or Printed Name) Maria Barker
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 3 day of September, 2021

Edith Garrot
Notary Public

My Commission Expires: 5/16/2022
Date

Charlotte Water
Effective July 1, 2021

Number of ccf in 4,000 gallons 5.347594

Tier	Price per ccf	# of ccf	Total Price
Tier 1	\$1.77	4	\$7.08
Tier 2	\$2.29	1.35	\$3.09

Total \$10.17

Total Price for 5.35 ccf \$10.17

Average Price per ccf \$1.90

Sewer \$5.43

FY22 Water & Sewer Rates and Fees

Effective 07/01/2021 - 06/30/2022

OFFICIAL COPY

Sep 03 2021

Residential Rates & Fees -

Water Usage:

Tier 1 (1-4 Ccf): \$1.77/Ccf

Tier 2 (5-8 Ccf): \$2.29/Ccf

Tier 3 (9-16 Ccf): \$5.29/Ccf

Tier 4 (Over 16 Ccf): \$10.03/Ccf

Sewer Usage

\$5.43 Per Ccf of Water Used (up to 16 Ccf)

Fixed Fees

Water: \$4.22/month

Sewer: \$4.22/month

Availability Fees

Water 5/8-inch Connection Size: \$1.29/month

Water 1-inch Connection Size: \$3.22/month

Sewer 5/8-inch Connection Size: \$8.70/month

Sewer 1-inch Connection Size: \$21.76/month

Disconnection Fee: \$15

Reconnection Fee: \$15

Irrigation Meter Rates

Tier 3 (1-16 Ccf): \$5.29

Tier 4: (17+ CCf): \$10.03

Commercial Rates & Fees +

Hydrant Connection Fees +

Plan Review Fees +

FY22 Water & Sewer Rates and Fees

Effective 07/01/2021 - 06/30/2022

Residential Rates & Fees

+

Commercial Rates & Fees

-

Volumetric Rates

Water Charge per Ccf: \$3.07

Sewer Charge per Ccf: \$5.43

Monthly Water and Sewer Fixed Fees

Water Fixed Fee: \$4.22

Sewer Fixed Fee: \$4.22

Monthly Water & Sewer Availability Fees

<i>Meter Size</i>	<i>Water Availability Fee</i>	<i>Sewer Availability Fee</i>
¾" (5/8" meter)	\$1.29	\$8.70
1"	\$3.22	\$21.76
1 ½"	\$6.45	\$43.52
2"	\$10.32	\$69.63
3"	\$21.28	\$143.61
4"	\$35.03	\$236.45
6"	\$70.92	\$478.70
8"	\$141.84	\$957.40

Exhibit 19
Master Meter Exhibit for Glen Haven (WR-1873)

Glen Haven Apartments
 3149 Tacoma Street
 Charlotte, North Carolina 28208

Service Address	Meter Number	Meter Size	Buildings Served	# of Units	Water Availability Fee	Water Fixed Fee	Sewer Availability Fee	Sewer Fixed Fee
3414 Forestbrook DR	208040409	3-inch	5	46	\$21.28	\$4.22	\$143.61	\$4.22
3149 Tacoma ST	209209848	2-inch	9	72	\$10.32	\$4.22	\$69.63	\$4.22
3414 Forestbrook DR	209603797	4-inch	18	152	\$35.03	\$4.22	\$236.45	\$4.22
3414 Forestbrook DR	107250097	Fireline	0	0	\$0.00	\$0.00	\$0.00	\$0.00
				270	\$66.63	\$12.66	\$449.69	\$12.66

Fixed Water Charges:	\$79.29
Fixed Water Charge/Unit	\$0.29

Fixed Sewer Charges:	\$462.35
Fixed Sewer Charge/Unit	\$1.71

Admin Billing Fee:	\$3.75
Fixed Charges Per Unit:	\$2.00

Total Monthly Fee: \$5.75



MASTER SERVICES AGREEMENT

This MASTER SERVICES AGREEMENT (this "Agreement") is entered into as of **May 30th, 2014** (the "Effective Date"), between **NWP Services Corporation**, a Delaware corporation with principal offices located at 535 Anton Boulevard, Suite 1100, Costa Mesa, California, 92626 ("NWP") and **Phillips Management Group** ("Client").

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **NWP Obligations.** For each property listed on the attached Schedule 1 Order Form (collectively "Properties" and each a "Property") (the "Order Form"), NWP will provide the services designated on the Order Form for that Property (the "Services"). The Services may be amended from time to time by mutual agreement of the parties. Should NWP become aware of any law, rule, regulation or tariff that NWP believes limits or prohibits the provision of any Services, NWP shall be entitled to immediately and unilaterally modify such Service offering and/or cease providing any Service as it deems reasonable. NWP will promptly begin providing the Services to each Property using the setup approved by NWP and Client as set forth in the setup verification form ("Verification Form") for that Property, subject to the Client's performance of its obligations specified in Section 4 below. Client is authorizing NWP to invoice Client's residents at the Property according to the billing method set forth chosen by Client using the Verification Form during implementation or as mutually agreed in writing during the on-going process of service delivery.



relative hereto which are not fully expressed herein. No amendment to the Agreement shall be valid unless in writing signed by both parties.

(l) Headings. The section headings used herein are for reference only and shall not affect the interpretation of this Agreement. This Agreement will be deemed to have been prepared by each of the parties jointly and shall not be interpreted against either party on the ground that such party drafted the Agreement.

(m) Counterparts. The Agreement and any addendum may be executed in counterparts. Facsimile transmission of any signed original of the Agreement will be deemed the same as an original.

NWP Services Corporation
535 Anton Blvd, Suite 1100
Costa Mesa, California 92626

By: 

Title: EVP, Finance and Chief Legal Officer

Date: May 16, 2014

Phillips Management Group
1400 Battleground Avenue, Suite 201
Greensboro, North Carolina 27508

By: 

Title: President Residential Mgmt.

Date: May 16, 2014

Please return executed Agreement to by fax or mail to:

NWP Services Corporation
535 Anton Boulevard, Suite 1100
Costa Mesa, California 92626
Attention: Legal Department
Facsimile: 949.253.3338



SCHEDULE 1
Order Form for Phillips Management Group (1650)

NWP Office Use Only
CRM No. 193693
Contract No: 18280

Property Information			Authorized Representative		UTILITY Logic Services	UTILITY Smart Services	
Name	Address	Units	Contact Name	Contact Number	Bill Only Statement Billing Billing with Remittance ePay Submetering Services	UtilityPay Manager Vacant Recovery Vacant Capture Advanced Analytics Reporting	Initial Billing Date
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]		6/1/2014
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]		6/1/2014
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]		6/1/2014
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]		6/1/2014
Glen Haven	3117 Tacoma Street, Greensboro, NC 28208	270	Maria Barker	336.274.2481	RBR		6/1/2014
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]		6/1/2014
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]		6/1/2014
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]		6/1/2014
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]		6/1/2014
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]		6/1/2014
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]		6/1/2014
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]		6/1/2014

[REDACTED]
[REDACTED]

Client Initial

NWP Initial