



Deborah Reynolds/WUTC  
06/30/2005 12:06 PM

To Records Center  
cc  
bcc  
Subject Fw: Handouts from the Open Meeting

Can you add this handout to the docket in UT-050606?

Thank you,  
Deborah

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The goal of an argument should be progress, not victory.

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----- Forwarded by Deborah Reynolds/WUTC on 06/30/2005 12:06 PM -----



Lisa Steel/WUTC  
06/30/2005 11:39 AM

To Deborah Reynolds/WUTC@WUTC  
cc  
Subject Handouts from the Open Meeting



- UT-050606 Suncadia open meeting handouts.pdf

In case you want to add to the Records Center electronic file.

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Telecommunications Policy Advisor  
Washington Utilities and Transportation Commission  
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UT-050606

Open Meeting Handout  
from Juncadia

Puget Sound Energy the usual, regulated connection fees to obtain service, as well as any costs charged by Puget Sound Energy for extending service lines from the lot line to your dwelling.

In compliance with the requirements of the contract for electric service with Puget Sound Energy, electricity will be limited to service for lighting and appliances. Propane (or natural gas, if and when it becomes available) must be used for heat and hot water. However, exemptions from gas use may be granted by us, through the Design Review Committee, in our sole discretion. Consistent with the requirements of Puget Sound Energy, the total number of exemptions granted will not exceed 10% of all residential uses at any time. Exemptions from gas use will be considered at the time application is made to the Design Review Committee for design approvals for the home you intend to build on your lot. See pages 37-38 for more information on the availability of natural gas or propane service.

### TELEPHONE

Telephone service will be available to the subdivision and will be supplied by Intelligent Community Services, Inc., ("ICS") a competitive local exchange company or "C-LEC", or an equivalent service provider. ICS will be reselling services supplied by a Washington Utilities and Transportation Commission regulated utility to be determined by ICS.

We will extend telephone lines (fiber cable) to vaults assigned to service lots in conjunction with road construction and the installation of the other utilities. Upon request for service by a lot owner, ICS will extend fiber cable from the vault servicing such lot to the property line in front of, or adjacent to, the lot requesting the service. The status of construction of the telephone lines to the vaults serving lots is indicated in the chart below:

PLAT	ESTIMATED STARTING DATE (month/year)	PERCENTAGE OF CONSTRUCTION COMPLETE	ESTIMATED SERVICE AVAILABILITY DATE (month/year)
Division 1	8/02	80%	8/05*
Division 2	5/04	80%	8/05*
Division 3	4/05	5%	7/06
Tumble Creek	7/04	20%	1/06 **

\*Construction of conduits has been completed; however, pulling of fiber cable through the conduits has been completed to a limited number of lots in Division 1, and has yet to be completed to remaining lots in Division 1 and to lots in Division 2. Due to construction and

contracting delays, the original estimated completion dates of April 2004 and December 2004 for Division 1 and June 2004 and December 2004 for Division 2 for such work were not met.

\*\* Extension of the telephone service lines in front of, or adjacent to each of the lots in Tumble Creek is estimated for completion in October 2005; however, telephone service will not be available until the utility crossing is completed over the Tumble Creek Bridge as previously described and estimated for January 2006.

We will bear the cost of construction and extension of the telephone lines to the property line of all lots in the offering. A Financial Guaranty Agreement has been provided to Kittitas County to provide financial assurance of completion of the trenching, conduits and backfill for the telephone lines in Tumble Creek and Division 3 (trenching and conduit installation has been completed to lots in Division 1 and Division 2). We will bear the cost of extending the telephone lines to the lots in Divisions 1 – 3 and Tumble Creek.

HOWEVER, NO FUNDS HAVE BEEN SET ASIDE IN AN ESCROW OR TRUST ACCOUNT NOR HAVE ANY OTHER FINANCIAL ARRANGEMENTS BEEN MADE TO ASSURE THE EXTENSION OF TELEPHONE LINES TO THE LOTS IN THIS OFFERING.

Telephone facilities will be extended to the lots at no cost to the lot owners. At the time you request service, you will be required to pay a connection fee to the utility company that will include the cost of extending the fiber cable from the property line to the communications panel (also known as an "Exterior Media Conversion Enclosure") at your dwelling, which may vary based on the distance of your dwelling from the property line. The connection cost is determined by the utility company at the time of connection. Connection fees for basic telephone services will be competitive with fees charged by a regulated service provider.

#### **FUEL OR OTHER ENERGY SOURCE**

In compliance with the requirements of the contract for electric service with Puget Sound Energy, electricity will be limited to service for lighting and appliances. Propane (or natural gas, if and when it becomes available) must be used for heat and hot water.

Propane gas is available as an energy source from various suppliers in this area, including Northern Energy located in Ellensburg, Washington; AmeriGas, located in Ellensburg, Washington; and A-1 Petroleum located in Ellensburg, Washington. Based on information provided by Northern Energy, the estimated cost to purchase an above-ground storage tank is approximately \$539.00 for a 250-gallon tank and \$875.00 for a 500-gallon tank. The estimated cost to purchase an underground tank is \$830.00 for a 250-gallon tank and \$1,130.00 for a 500-gallon tank. The estimated cost to lease an above-ground storage tank is approximately \$50.00 per year for a 250-gallon tank and \$65.00 per year for a 500-gallon tank. An installation fee of \$75.00 for an underground line up to 100 feet and a trenching fee at \$50.00 per hour are also charged in connection with both rental and purchase of a storage tank. These charges are subject to change by Northern Energy. We recommend that you contact the other suppliers for their charges.