

**Shirley Frierson - Docket Number 06-00259 for Septemebr 10, 2007**

**From:** <RoJoRed@aol.com>  
**To:** <jessica.johnson@state.tn.us>  
**Date:** 9/9/2007 8:45 PM  
**Subject:** Docket Number 06-00259 for Septemebr 10, 2007  
**CC:** <TCCSJernigan@aol.com>

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 T.R.A. DOCKET ROOM

Please forward to Chairwoman Kyle,

This late letter is in reference to your docket # 06-00259 for Tennessee Wastewater Systems proposed rate increase. I want to go on record as being opposed to it for many reasons but most have already been covered by other developers and concerned owners like Robert Ilaria, Jr's letter dated September 4, 2007 to you.

I own Lot # 18 in Black Bear Ridge resort which I use personally and also rent thru Sugar Maple Cabins. When I purchased this cabin about 2 years ago this month I was fed the same line most were that it would pay for itself in rental income. Well, since that time I have been told by the developer and two realtors that there have been 14 foreclosures in our development alone this year. I would not call the cabin rental business a good investment at the present time but I do hope that it will improve. When I purchased my unit I was told about the \$35.00 fee for septic and was told it would never go up. I was a bit skeptical of that but the kind of increase they are proposing I am not prepared for not would I have so quickly purchased my unit.

My rental income for 2006 was approximately \$42,000 and it appears that 2007 should be about the same. My expenses run about \$50,000 a year so you can see it is far from the profitable business that TWS seems to think it is. Also, in the 2 years I have had my unit I have NEVER had them out for a service call nor have I had a problem with my unit because of septic troubles. I also pay my fees quarterly and up front which gives them the use of my money for free which out to be worth something.

Competition is what fuels the rental rates charged for my cabin and there have been a lot of new cabins built in the last two years. I am unable to raise my rental rates ( they have actually gone down) because my costs go up unless everyone raises theirs and at what point does it become to expensive for the average family to rent a cabin and we all loose. If TWS does not think it can make it perhaps their competitor would like to service our units whom seem to be making money. Unfortunately, I can not go to the competition in this case as TWS has a lock on us and you are our only hope to stop things like this from happening.

I do not think they have shown a need for such an increase and I ask you to deny them the increase requested. A small increase over several years as I have experienced in my other utilities would be understandable. As a small business man I have to make correct decisions and stay competitive or I will be out of business. I think TWS should have to make correct decisions also when they approached developers with the sewer plan we currently have.

In closing, when I called TWS to ask about the first letter I got I was informed by Mary (I think it was her name) that they never knew they were going to be rental units in Black Bear Ridge resort. When I told the developer, Joyce Whayley this she stated in her contract it stated they could not be owner occupied and I would bet that 90 % or better of the cabins sold are for the rental business. Not once did I ever meet a Realtor who did not talk up the rental revenue stream and all the advertised units for sale show gross rental receipts and are furnished.

This is the first and only time I have ever filed a complaint or objection to any increase in my 56 years of life, and I hope I never have to do it again. Just make it a level playing field and remember you are looking out for me, the little guy, not a big corporation, just a guy trying to make a retirement for himself in a few more years.

Thank you for your time and consideration and listening to my objections.

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