



# Public Service Commission

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**DATE:** June 7, 1999  
**TO:** Division of Records and Reporting  
**FROM:** Division of Water and Wastewater (Lingo) *HL*  
**RE:** Docket No. 981147-WS, Investigation into possible overearnings of Highlands Ridge Associates, Inc. in Highlands County

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Please place the attached correspondence into the above-referenced docket file. Thank you.

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Attach: Letter (via fax) from Friedman/Highlands Ridge 5/24/99

cc w/Atch: Division of Water and Wastewater (Chase, Rieger)  
Division of Legal Services (Brubaker)

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May 24, 1999

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ROBERT M. C. ROSE  
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Ms. Jennie Lingo  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399-0850

Re: Highlands Ridge Associates, Inc.  
PSC Overearnings Investigation  
Docket No. 981147-WS  
Our File No. 34062.01

Dear Jennie:

In our telephone conference last week, you asked that I provide you with more detailed information regarding Highland Ridge's conservation plan. The water conservation plan outlined by Mr. Reed in his March 26, 1999 correspondence to you is voluntary and thus there is no approval from the Southwest Florida Water Management District. Highlands Ridge believes that the greatest misuse of water is due to excessive lawn irrigation. Since Highlands Ridge has a large "snowbird" population, many automatic irrigation systems are not properly managed during the summertime. Consumption statistics show water consumption per resident drastically increases during the summer.

Therefore, at the conclusion of each billing cycle, Highlands Ridge reviews the consumption records and physically checks the irrigation clocks for each resident with excessive usage. If it is determined that the excessive usage is due to irrigation systems, then Highlands Ridge will encourage the resident to allow Highlands Ridge to install a rain sensor. Effective April 1, 1999, Highlands Ridge installs rain sensor devices on all new homes. The rain

Ms. Jennie Lingo  
May 24, 1999  
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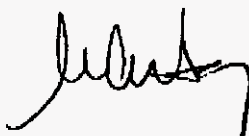
sensor devices cost approximately \$50 per home installed and it is expected that approximately 40 of these devices will be installed each year.

In addition to installing rain sensors and irrigation systems, Highlands Ridge publishes a water conservation article in every newsletter which is distributed monthly to all of the residents during the season and every other month during the summer. Further, Highlands Ridge has a channel on the cable television system which it can use to provide various community information to the Highlands Ridge residents. This channel will also be utilized by Highlands Ridge to feature new conservation techniques each month.

The cost of these water conservation techniques is approximately \$300 in non-utility personnel per month. In summary, the annual cost of the water conservation plan outlined above is approximately \$5,600.

Should you require any additional information regarding the water conservation plan, please do not hesitate to give me a call. I look forward to meeting with the Staff on this matter at your convenience next week.

Very truly yours,



MARTIN S. FRIEDMAN  
For the Firm

MSF/brm

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