



BAKERS BAY CONDOMINIUM ASSOCIATION
CLUBHOUSE
STATE ROAD AND CONVENT LANE
PHILADELPHIA, PENNSYLVANIA 19114
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April 11, 2016

Ms. Frances Beckley
Philadelphia Water, Sewer and Storm Water Rate Board
City of Philadelphia Law Department
1515 Arch Street, 17th Floor
Philadelphia, PA 19102

Re: Proposed Increase in Water Rates for FY 2017 & 2018

Dear Ms. Beckley:

I would like to introduce myself. My name is Sharon Stein and I am the Property Manager for Bakers Bay Condominium located at 9401 State Road in Philadelphia, PA 19114. In that capacity I represent 434 unit owner/voters.

I was unable to attend the meeting held on April 7, 2016 in City Council Chambers but did watch the televised proceedings. One gentleman giving testimony spoke about the locations of the hearings. As it happens, there was one hearing held in the lower Northeast section of the city which was not convenient for the residents of my property to attend. I reached out to representatives of the Water Department to request that another hearing be scheduled in a more convenient location for those of us in the other sections of the Northeast. I was told an effort would be made to accommodate my request, however, no additional hearing was scheduled. I feel like the Far Northeast is the forgotten section of the city when in reality the entire Northeast section of the City represents thousands upon thousands of homes and condominiums representing thousands upon thousands of Water Department customers, taxpayers and voters. I am disappointed that there was not more of an effort made to hold another hearing in the Far Northeast. I feel certain the question posed to the Water Department by newly elected City Councilman Allan Domb would be asked by my unit owners as well. What efforts are being made by the Water Department to collect past due revenue? Why is it that those of us who pay our bills and do so in a timely manner are also the customers who are going to carry the burden and make up for those who are delinquent?.

The property that I manage has one six inch water meter. Therefore the water, sewer and storm water bill comes directly to the Association. All common expenses such as the water bill are funded and paid for by the owners through their maintenance fees. However, individual customers with a single water meter to service their residence have an opportunity to apply for a senior or low income discount based on their household income. Qualified owners in my property do not have that opportunity but do expect the Condominium Council and Management to fight for equality on their behalf.

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It seems that for years condo owners have been viewed differently than customers in single family dwellings. I don't understand that view point. Perhaps someone could explain it.

Our Condominium Budget for Water, Sewer and Storm Water has to be increased each year because of the yearly increases imposed by the Water Department. These increases are well in excess of the annual cost of living. Our budget for water, sewer and storm water is approaching a quarter million dollars a year. If the proposed increases are approved for the next two years the Council for each Association will have to raise condo fees yet again.

I doubt this letter or any of the testimony given thus far is going to substantially change the decision to raise the rates but perhaps some consideration could be given to assessing this out over three years instead of two years which would lessen the burden each year for those customers who pay their water bill.

Thank you for allowing me to express my thoughts on this matter. At least I can tell my unit owners that I informed the Water Department of their concerns.

I would appreciate some type of reply to my letter. If a reply by email is more convenient, my email is sharonstein.bakersbay@gmail.com

Sincerely,



Sharon Stein, Property Manager
Bakers Bay Condominium Association
Cc: Bakers Bay Condominium Council I and Bakers Bay Condominium Council II
Councilman Bobby Henan
Councilman Allan Domb