



**CALVADA MEADOWS AIRPORT ASSN. (CMAA)**

DBA Calvada Aero Park Association (CAPA)

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Date: May 4, 2018

Public Utilities Commission of Nevada (PUC-NV)

c/o Wendy Barnett - Great Basin Water Co. (GBWC) – Nye County, Pahrump, NV

**RE: Calvada Meadows Airport Association – Critical Need for Water Service**

To Whom It May Concern:

This letter is to inform you of our concern for the lack of water service available for our 322 of our Residential Lots in Calvada Meadows Airport Association (CMAA), formerly known as and DBA Calvada Aero Park Association (CAPA), located in the county of Nye and city of Pahrump, Nevada.

You will find our Association mentioned in the matter before your commission in Docket #18-03005. We are owners, currently serving on the Board of Directors and manage this Association. We represent 354 owners in our HOA. Our common area property includes a private Airport, which we currently allow public use by request.

The original master plan for our community was to have the 356 lots (325 Residential Lots + 26 Commercial Lots) with shared taxiways, surrounding our common area runway. These 356 lots were to be developed into a nice airpark serving the community. The Developer, Preferred Equities, sold all these lots in the 80's with the promise that power and water would be available on each to each lot so that the owners could build Hangars, Homes, and Businesses. We currently have 304 Residential Zoned Lots and 52 Commercial Zoned Lots – a total of 354 (as 4 lots have been combined to 2). Our understanding is that Preferred Equities went bankrupt before they their commitment to bring in the utilities to all lots was completed. Currently there are less than 40 lots that have water (including private wells). This has severely stunted the development and build out of our master planned airport community.

Many of our lot owners have held their property for decades, waiting for water to come to their street so they could build. After 30+ years, several owners have given up hope that water will ever be available and have sold their lots for pennies on their dollars. It would be great if we can change this situation in our lifetime.

Now that we are finally developing the common areas at our airport and have brought in self-service fuel for our airport, we are getting more interest in owners wanting to build. We are constantly asked, “when will water be available on the Eastside of the runway?” and “how are we able to develop our commercial lot without water or sewer and why won’t they allow us to put a well in now?”.

We would like to state to your commission that **we are in full support of the Calvada Meadows Backbone Infrastructure Project - Option 1 or 1a** at a minimum. That said, we feel Option 3 or 3a would be better for our owners, as it is would meet the needs of ALL of our owners, including our Commercial Lots. We understand you are only considering “Option 1 or 1a” at this time (water to the Residential Lots on the Eastside only). We hope that someday an infrastructure extension plan to the Commercial Lots could be considered. The “Options” we have referenced are described on Pages 129 & 130 of the “Prepared Direct Testimony”, dated February 28, 2018, that is currently under consideration before your commission. We understand the “Option 1” projected cost is now \$2,033,783. Please consider that this would serve more than 225 of our Eastside residential lots and provide capacity extra capacity for future development, so we hope you can find a way to approve this project and have GBWC start construction as soon as possible.

We are working on a survey of our owners now to get feedback on their level of support and commitment to pay for connections if water finally became available. We hope to report the results of that our survey in a follow up letter. Our feeling is that we will get a high percentage of owners wanting to connect. Currently there are only a few private wells installed, so all other property owners will likely want to connect, as long as the costs are within reason.

We cannot state it strongly enough, how important this matter is to our owners, as this directly affects hundreds of families in our community. We would like to work with Great Basin Water Co. to get this accomplished as soon as possible.

Sincerely,

Calvada Meadows Airport Association  
DBA Calvada Aero Park Association @ Calvada Meadows Airport (74P)  
Board of Directors: Roy Mankins, Steve Hamrick, and Joan Leitner